

Fees/
Costs

Prev. Bal/
New Chgs/
Pm/Cr/Ref/
New Bal

Re: Expedited Release - The Sanctuary Texas, LLC

Invoice for Legal Services and Expenses

	\$710.00	\$5,045.00
	\$0.00	\$710.00
		\$0.00
		\$5,755.00
GRAND TOTAL	\$2,522.50	\$7,852.50
	\$17.80	\$2,540.30
		(\$712.50)
		<u>\$9,680.30</u>

TERRILL & WALDROP

Attorneys and Counselors
810 West 10th Street
Austin, TX 78701-2005

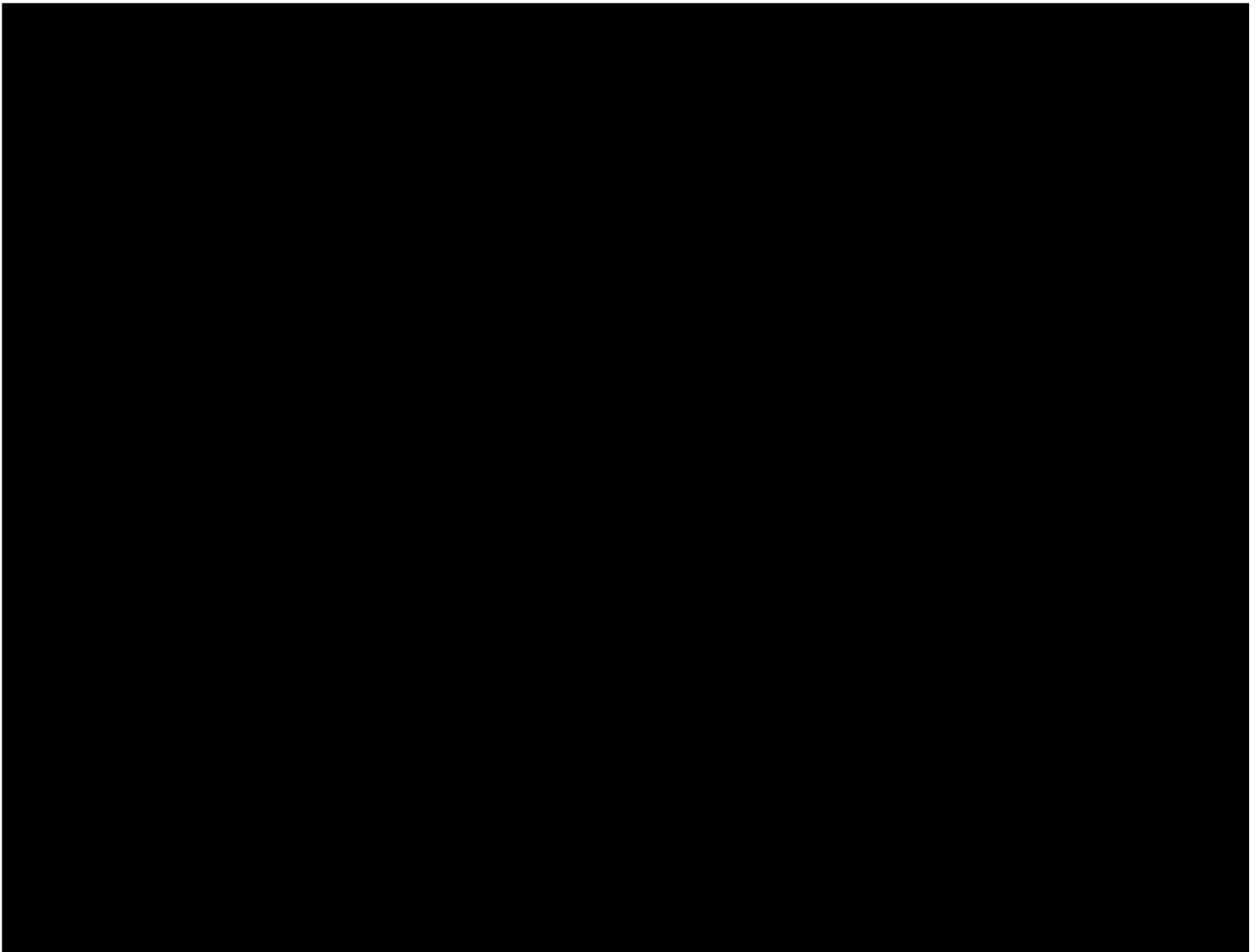
May 19, 2020

Mr. Bob Laughman
Aqua Texas, Inc.
1106 Clayton Lane
Suite 400W
Austin, Texas 78723

Matter No. 9671
Invoice No. 17750

Re: *Expedited Release*

Invoice for Legal Services and Expenses



We appreciate the opportunity to be of service. If you have any questions regarding this invoice, please do not hesitate to call our office at (512) 474-9100.

Our Tax ID number is 26-1572540.

Re: Expedited Release - The Sanctuary Texas, LLC***Invoice for Legal Services and Expenses*****PROFESSIONAL SERVICES**

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>		<u>Amount</u>
4/2/2020	GK	Communications with client regarding Streamlined Expedited Release Petition and status of potential development agreement for same.	0.25		
4/15/2020	BF	Receive documents, scan to file and distribute.	0.25		
	GK	Review and analysis of Order No. 4; communications with client regarding same; communications with Natalie Scott, attorney for The Sanctuary, regarding same; analysis of legal and factual issues regarding same.	0.75		
4/17/2020	BF	Receive documents, scan to file and distribute.	0.25		
4/28/2020	BF	Receive documents, scan to file and distribute.	0.25		
	GK	Review and analysis of Sanctuary's Motion to Enlarge Time to File Affidavit; communications with client regarding same.	0.25		
4/29/2020	BF	Receive documents, scan to file and distribute.	0.25		
	GK	Review and analysis of Sanctuary's Notice of Filing of Affidavit and Motion for Order of Substantial Completeness; analysis of legal and factual issues regarding same.	0.25		
4/30/2020	BF	Receive documents, scan to file and distribute.	0.25		
For professional services rendered:			2.75		\$487.50
Previous balance					\$5,755.00
4/21/2020	Payment - thank you. Check No. 961169				(\$2,535.00)

Amount

Total payments and adjustments:

(\$2,535.00)

Total Amount Due:

\$3,707.50

TERRILL & WALDROP

Attorneys and Counselors
810 West 10th Street
Austin, TX 78701-2005

May 19, 2020

Mr. Bob Laughman
Aqua Texas, Inc.
1106 Clayton Lane
Suite 400W
Austin, Texas 78723

Matter No. 9671
Invoice No. 17750

Project Billing Summary

Fees/

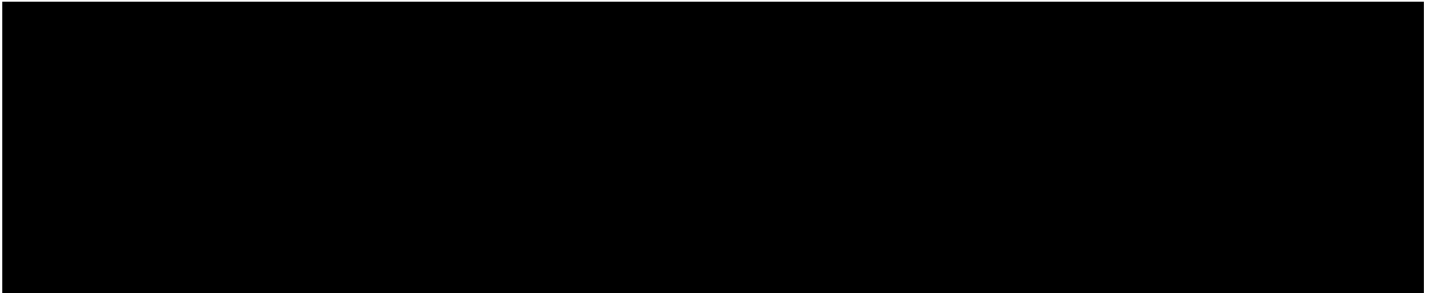
Prev. Bal/
New Chgs/
Pm/Cr/Ref/

We appreciate the opportunity to be of service. If you have any questions regarding this invoice, please do not hesitate to call our office at (512) 474-9100.

Our Tax ID number is 26-1572540.

Fees/
Costs

Prev. Bal/
New Chgs/
Pm/Cr/Ref/
New Bal



Re: Expedited Release - The Sanctuary Texas, LLC

Invoice for Legal Services and Expenses

	\$487.50	\$5,755.00
	\$0.00	\$487.50
		(\$2,535.00)
		\$3,707.50
GRAND TOTAL	\$1,650.00	\$13,068.80
	\$0.00	\$1,650.00
		(\$5,923.50)
		\$8,795.30

TERRILL & WALDROP

Attorneys and Counselors
810 West 10th Street
Austin, TX 78701-2005

July 23, 2020

Mr. Bob Laughman
Aqua Texas, Inc.
1106 Clayton Lane
Suite 400W
Austin, Texas 78723

Matter No. 9671.6
Invoice No. 17840

Re: Expedited Release - The Sanctuary Texas, LLC

Invoice for Legal Services and Expenses

PROFESSIONAL SERVICES

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>
5/5/2020	GK	Draft and revise Response to Motion for Order of Substantial Completeness; analysis of legal and factual issues regarding same.	1.00
5/6/2020	GK	Draft, revise and file Response to Motion for Order of Substantial Completeness; communications with client regarding same.	0.25
	BF	Finalize, file and serve Response to Motion for Order of Substantial Completeness.	1.00
5/7/2020	GK	Review The Sanctuary Texas, LLC's Notice of Filing Deeds; communications with client regarding same.	0.50
5/8/2020	GK	Communications with client regarding Streamlined Expedited Release Petition; analysis of legal and factual issues regarding same.	1.00
	BF	Receive documents, scan to file and distribute.	0.25
5/11/2020	BF	Receive documents, scan to file and distribute; review deeds filed by The Sanctuary in support of their Petition.	0.50

We appreciate the opportunity to be of service. If you have any questions regarding this invoice, please do not hesitate to call our office at (512) 474-9100.

Our Tax ID number is 26-1572540.

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	
5/11/2020	GK	Communications with client regarding Streamlined Expedited Release Petition filed by The Sanctuary; analysis of legal and factual issues regarding same.	1.00	
5/13/2020	BF	Finalize, file and serve Response to Notice of Filing Deeds.	1.00	
	GK	Draft, revise and file Response to Notice of Filing Deeds; communications with client and Town of Lakewood representative regarding same; analysis of legal and factual issues regarding same.	1.75	
5/15/2020	BF	Receive documents, scan to file and distribute.	0.25	
	GK	Review The Sanctuary's Response to Aqua's Response to Petitioner's Notice of Filing Deeds; communications with client regarding same; analysis of legal and factual issues regarding same.	0.50	
5/17/2020	GK	Communications with client regarding filings in Streamlined Expedited Release Petition matter and companion Streamlined Expedited Release Petition filed against Town of Lakewood Village.	0.25	
5/18/2020	BF	Receive documents, scan to file and distribute.	0.25	
5/19/2020	BF	Maintain case files.	0.25	
	GK	Communications with client regarding latest filings and issues related to Aqua response to petition; analysis of legal and factual issues regarding same.	0.75	
5/21/2020	GK	Communications with client regarding Streamlined Expedited Release Petition.	0.25	
6/16/2020	GK	Interview potential appraiser; communications with client regarding same.	0.25	
For professional services rendered:			<hr/> 11.00	<u>Amount</u> \$2,190.00
Previous balance				\$3,707.50

Mr. Bob Laughman

Page 3

Amount

6/30/2020 Payment - thank you. Check No. 969833	(\$1,197.50)
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Total payments and adjustments:	(\$1,197.50)
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Total Amount Due:	\$4,700.00
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TERRILL & WALDROP

Attorneys and Counselors
810 West 10th Street
Austin, TX 78701-2005

July 23, 2020

Mr. Bob Laughman
Aqua Texas, Inc.
1106 Clayton Lane
Suite 400W
Austin, Texas 78723

Matter No. 9671.6
Invoice No. 17840

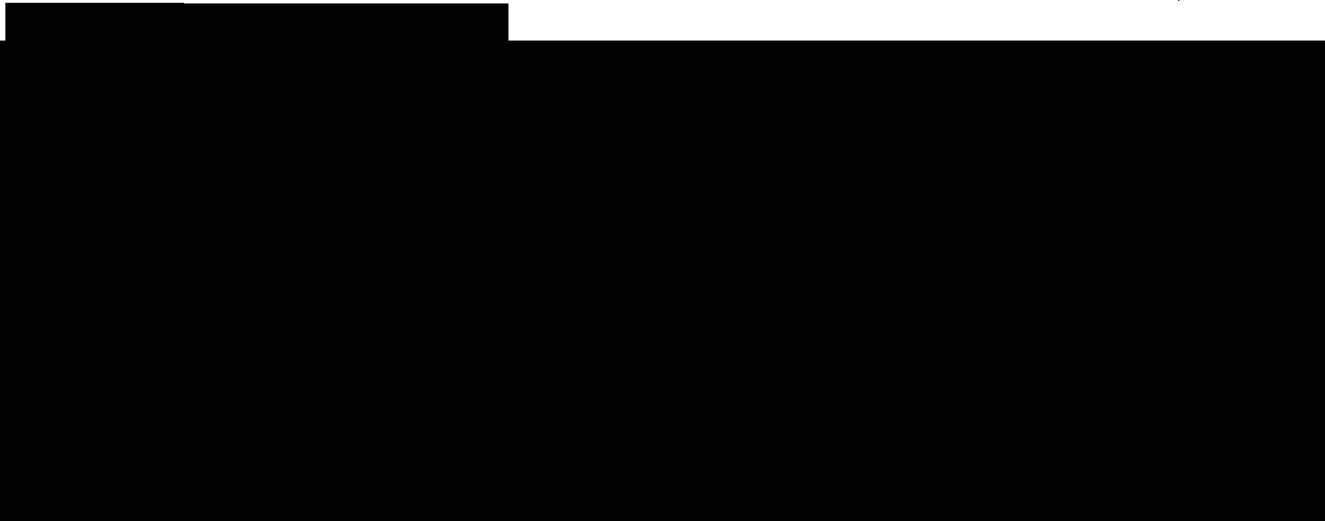
Project Billing Summary

	Fees/ Costs	Prev. Bal/ New Chgs/ Pm/Cr/Ref/ New Bal
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Re: Expedited Release - The Sanctuary Texas, LLC

Invoice for Legal Services and Expenses

\$2,190.00	\$3,707.50
\$0.00	\$2,190.00
	(\$1,197.50)
	\$4,700.00



We appreciate the opportunity to be of service. If you have any questions regarding this invoice, please do not hesitate to call our office at (512) 474-9100.

Our Tax ID number is 26-1572540.

TERRILL & WALDROP

Attorneys and Counselors
810 West 10th Street
Austin, TX 78701-2005

August 21, 2020

Mr. Bob Laughman
Aqua Texas, Inc.
1106 Clayton Lane
Suite 400W
Austin, Texas 78723

Matter No. 9671.6
Invoice No. 17970

Re: Expedited Release - The Sanctuary Texas, LLC

Invoice for Legal Services and Expenses

PROFESSIONAL SERVICES

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>
7/8/2020	GK	Review Motion for Entry of Order Finding Petition Declared Administratively Complete; communications with client regarding same.	0.25
7/9/2020	BF	Receive documents, scan to file and distribute.	0.25
7/10/2020	BF	receive documents, scan to file and distribute.	0.25
	GK	Review Order No. 5; communications with client regarding same.	0.25
7/13/2020	GK	Work on response to Streamlined Expedited Release Petition; communications with client regarding same.	2.25
7/14/2020	GK	Work on response to Streamlined Expedited Release Petition; communications with client regarding same.	4.00
7/15/2020	BF	Work on Waldock Affidavit.	0.25
	GK	Work on response to Streamlined Expedited Release Petition; communications with client regarding same; analysis of legal and factual issues regarding same.	3.75
7/16/2020	BF	Work on Aqua's Supplemental Response to Sanctuary Petition.	0.50

We appreciate the opportunity to be of service. If you have any questions regarding this invoice, please do not hesitate to call our office at (512) 474-9100.

Our Tax ID number is 26-1572540.

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	
7/16/2020	GK	Work on Response to Streamlined Expedited Release Petition; communications with client regarding same.	1.50	
7/17/2020	BF	Finalize, file and serve Aqua Texas' Supplemental Response to The Sanctuary's Streamlined Expedited Release Petition.	0.75	
	GK	Draft, revise and file Supplemental Response to Streamlined Expedited Release Petition; communications with client and Butch Callegari regarding same.	2.25	
7/21/2020	GK	Communications with Creighton McMurray regarding supplemental response; communications with client regarding same.	0.50	
7/24/2020	BF	Receive documents, scan to file and distribute.	0.25	
	GK	Review Commission Staff's Recommendation on Final Disposition; communications with client and Butch Callegari regarding same.	0.25	
7/27/2020	GK	Communications with client regarding Recommendation on Final Disposition.	0.25	
7/31/2020	GK	Review The Sanctuary Texas' Reply to Supplemental Response and Commission Staff's Recommendation on Final Disposition; analysis of legal and factual issues regarding same.	0.25	
			<hr/>	<u>Amount</u>
For professional services rendered:			17.75	\$4,077.50
Previous balance				\$4,700.00
8/4/2020	Payment - thank you. Check No. 973667			(\$2,510.00)
				<hr/>
Total payments and adjustments:				(\$2,510.00)
				<hr/>
Total Amount Due:				\$6,267.50
				<hr/>

TERRILL & WALDROP

Attorneys and Counselors
810 West 10th Street
Austin, TX 78701-2005

August 21, 2020

Mr. Bob Laughman
Aqua Texas, Inc.
1106 Clayton Lane
Suite 400W
Austin, Texas 78723

Matter No. 9671.6
Invoice No. 17970

Project Billing Summary

Fees/
Costs

Prev. Bal/
New Chgs/
Pm/Cr/Ref/
New Bal

Re: Expedited Release - The Sanctuary Texas, LLC

Invoice for Legal Services and Expenses

\$4,077.50
\$0.00

\$4,700.00
\$4,077.50
(\$2,510.00)
\$6,267.50

We appreciate the opportunity to be of service. If you have any questions regarding this invoice, please do not hesitate to call our office at (512) 474-9100.

Our Tax ID number is 26-1572540.

TERRILL & WALDROP

Attorneys and Counselors
810 West 10th Street
Austin, TX 78701-2005

September 25, 2020

Mr. Bob Laughman
Aqua Texas, Inc.
1106 Clayton Lane
Suite 400W
Austin, Texas 78723

Matter No. 9671.5
Invoice No. 18028

Re: Expedited Release - 

Invoice for Legal Services and Expenses



We appreciate the opportunity to be of service. If you have any questions regarding this invoice, please do not hesitate to call our office at (512) 474-9100.

Our Tax ID number is 26-1572540.

Re: Expedited Release - The Sanctuary Texas, LLC

Invoice for Legal Services and Expenses

PROFESSIONAL SERVICES

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>
8/3/2020	GK	Review Sanctuary's Supplemental Affidavit in Support of Reply; communications with client and Butch Callegari regarding same.	0.50
	BF	Receive documents, scan to file and distribute.	0.25
8/19/2020	BF	Receive documents, scan to file and distribute.	0.25
8/20/2020	GK	Review Order No. 6 and Petitioner's Response to Order No. 6; communications with client and Butch Callegari regarding same.	0.25
	BF	Receive documents, scan to file and distribute.	0.25
8/24/2020	GK	Communications with client and Butch Callegari regarding Streamlined Expedited Release Petition; correspondence with Creighton McMurray and Natalie Scott regarding same.	0.25
	BF	Receive documents, scan to file and distribute.	0.25
8/27/2020	GK	Review Commission Staff's Response to Order No. 6; communications with client and Butch Callegari regarding same.	0.25
	BF	Receive documents, scan to file and distribute.	0.25
8/28/2020	GK	Review Sanctuary's Additional Response to Order No. 6; work on Aqua's Reply to same.	2.25
	BF	Receive documents, scan to file and distribute.	0.25
8/31/2020	GK	Draft, revise and file Reply to Additional Response to Order No. 6.	0.25
	BF	Finalize, file and serve Reply to The Sanctuary's Additional Response to Order No. 6.	0.75

	<u>Hours</u>	<u>Amount</u>
For professional services rendered:	6.00	\$1,140.00
Previous balance		\$6,267.50
Total Amount Due:		<u><u>\$7,407.50</u></u>

TERRILL & WALDROP

Attorneys and Counselors
810 West 10th Street
Austin, TX 78701-2005

September 25, 2020

Mr. Bob Laughman
Aqua Texas, Inc.
1106 Clayton Lane
Suite 400W
Austin, Texas 78723

Matter No. 9671.5
Invoice No. 18028

Project Billing Summary

Fees/
Costs

Prev. Bal/
New Chgs/
Pm/Cr/Ref/
New Bal

Re: Expedited Release - The Sanctuary Texas, LLC

Invoice for Legal Services and Expenses

\$1,140.00
\$0.00

\$6,267.50
\$1,140.00
\$0.00
\$7,407.50

We appreciate the opportunity to be of service. If you have any questions regarding this invoice, please do not hesitate to call our office at (512) 474-9100.

Our Tax ID number is 26-1572540.

TERRILL & WALDROP

Attorneys and Counselors
810 West 10th Street
Austin, TX 78701-2005

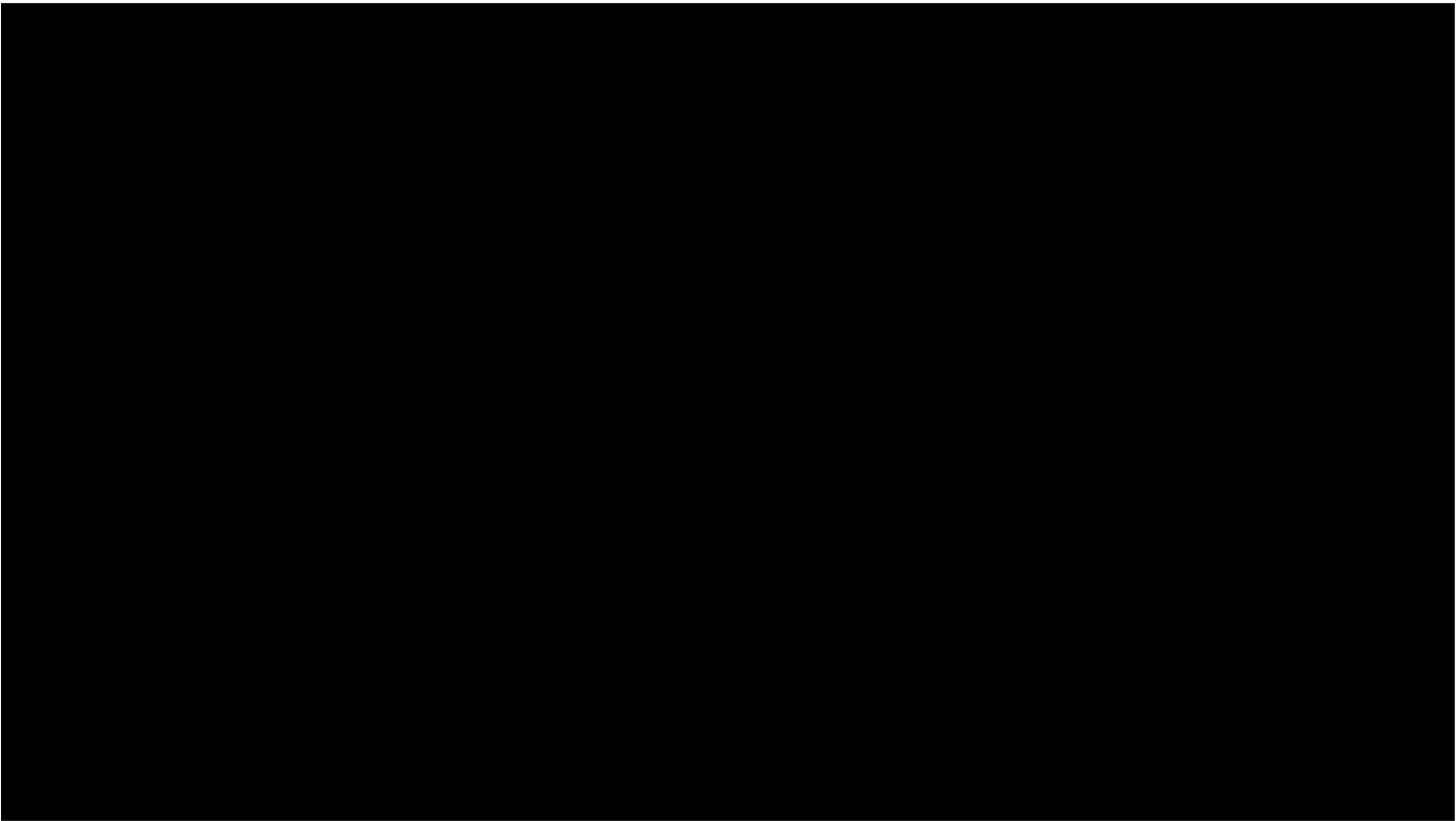
November 24, 2020

Mr. Bob Laughman
Aqua Texas, Inc.
1106 Clayton Lane
Suite 400W
Austin, Texas 78723

Matter No. 9671.5
Invoice No. 18090

Re: Expedited Release - 

Invoice for Legal Services and Expenses



We appreciate the opportunity to be of service. If you have any questions regarding this invoice, please do not hesitate to call our office at (512) 474-9100.

Our Tax ID number is 26-1572540.

Re: Expedited Release - The Sanctuary Texas, LLC

Invoice for Legal Services and Expenses

PROFESSIONAL SERVICES

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	
9/16/2020	BF	Receive documents, scan to file and distribute.	0.25	
	GK	Review Administrative Law Judge memorandum with proposed order of denial; communications with client and Butch Callegari regarding same.	0.25	
			<hr/>	<u>Amount</u>
For professional services rendered:			0.50	\$85.00
Previous balance				\$7,407.50
10/6/2020	Payment - thank you. Check No. 981483			(\$6,267.50)
11/11/2020	Payment - thank you. Check No. 985237			(\$1,140.00)
			<hr/>	
Total payments and adjustments:				(\$7,407.50)
			<hr/>	
Total Amount Due:				\$85.00
			<hr/>	

TERRILL & WALDROP

Attorneys and Counselors
810 West 10th Street
Austin, TX 78701-2005

November 24, 2020

Mr. Bob Laughman
Aqua Texas, Inc.
1106 Clayton Lane
Suite 400W
Austin, Texas 78723

Matter No. 9671.5
Invoice No. 18090

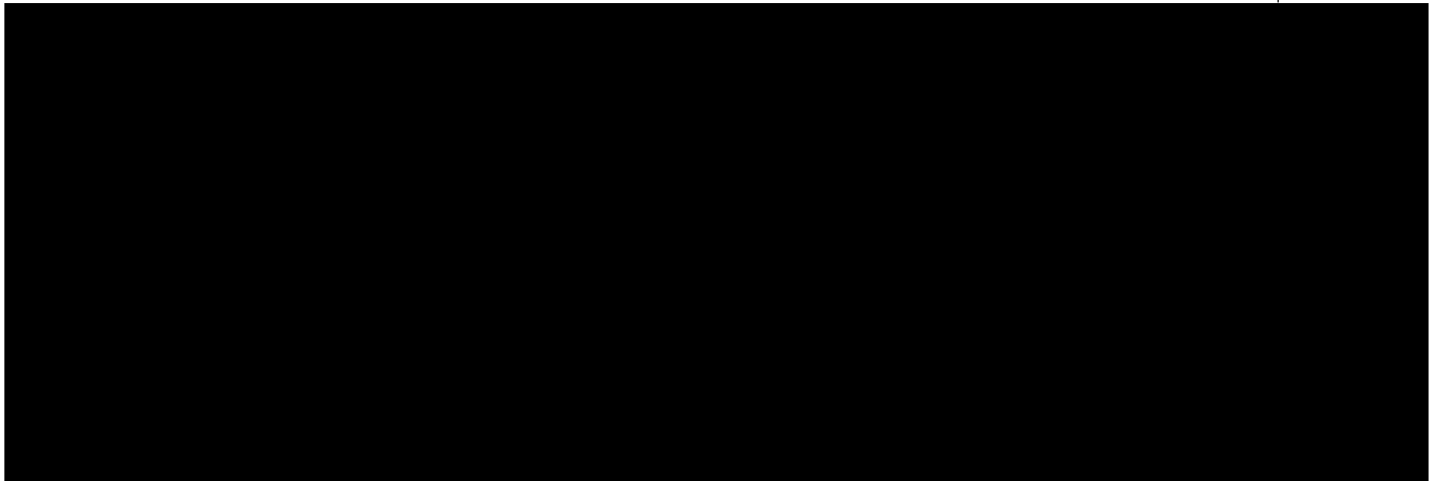
Project Billing Summary

	Fees/ Costs	Prev. Bal/ New Chgs/ Pm/Cr/Ref/ New Bal

Re: *Expedited Release - The Sanctuary Texas, LLC*

Invoice for Legal Services and Expenses

\$85.00	\$7,407.50
\$0.00	\$85.00
	(\$7,407.50)
	\$85.00



We appreciate the opportunity to be of service. If you have any questions regarding this invoice, please do not hesitate to call our office at (512) 474-9100.

Our Tax ID number is 26-1572540.

TERRILL & WALDROP

Attorneys and Counselors
810 West 10th Street
Austin, TX 78701-2005

December 20, 2020

Mr. Bob Laughman
Aqua Texas, Inc.
1106 Clayton Lane
Suite 400W
Austin, Texas 78723

Matter No. 9671.6
Invoice No. 18128

Re: Expedited Release - The Sanctuary Texas, LLC

Invoice for Legal Services and Expenses

PROFESSIONAL SERVICES

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>
10/5/2020	BF	Receive documents, scan to file and distribute; finalize, file and serve Aqua Texas' Exception to Proposed Order.	1.00
	GK	Draft, revise and file Exceptions to Proposed Order; review Exceptions filed by others; communications with client and Butch Callegari regarding same.	0.75
10/6/2020	BF	Receive documents, scan to file and distribute.	0.25
	GK	Review Administrative Law Judge's Memo on Exceptions and Revised Proposed Order; communications with client and Butch Callegari regarding same.	0.25
10/15/2020	GK	Review Chairman Walker's Memorandum in advance of Public Utility Commission open meeting; communications with client and Butch Callegari regarding same.	0.25
10/16/2020	GK	Monitor Public Utility Commission open meeting consideration of proposed order; communications with client and Butch Callegari regarding same.	1.50
10/19/2020	BF	Receive documents, scan to file and distribute.	0.25

We appreciate the opportunity to be of service. If you have any questions regarding this invoice, please do not hesitate to call our office at (512) 474-9100.

Our Tax ID number is 26-1572540.

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	
10/19/2020	GK	Review Public Utility Commission Order denying Streamlined Expedited Release Petition; communications with client and Butch Callegari regarding same.	0.25	
			<hr/>	<u>Amount</u>
For professional services rendered:			4.50	\$885.00
Previous balance				\$85.00
Total Amount Due:				<hr/> \$970.00 <hr/>

TERRILL & WALDROP

Attorneys and Counselors
810 West 10th Street
Austin, TX 78701-2005

March 1, 2021

Mr. Bob Laughman
Aqua Texas, Inc.
1106 Clayton Lane
Suite 400W
Austin, Texas 78723

Matter No. 9671.6
Invoice No. 18307

Re: Expedited Release - The Sanctuary Texas, LLC

Invoice for Legal Services and Expenses

PROFESSIONAL SERVICES

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>		<u>Amount</u>
1/21/2021	BF	Receive documents, scan to file and distribute.	0.25		
	GK	Review new petition against Aqua Texas; communications with client regarding same.	0.25		
1/22/2021	BF	Receive documents, scan to file and distribute.	0.25		
	GK	Communications with client regarding new petition against Aqua Texas.	0.25		
1/25/2021	BF	Receive documents, scan to file and distribute.	0.25		
	GK	Review Order No. 1 and petition; communications with client regarding same.	0.25		
1/26/2021	GK	Communications with client regarding new petition.	0.25		
1/27/2021	GK	Communications with client regarding new petition.	0.50		
1/28/2021	GK	Communications with client regarding new petition; analysis of legal and factual issues regarding same.	2.25		
For professional services rendered:			4.50		\$1,005.00
Previous balance					\$970.00

We appreciate the opportunity to be of service. If you have any questions regarding this invoice, please do not hesitate to call our office at (512) 474-9100.

Our Tax ID number is 26-1572540.

Amount

1/22/2021 Payment - thank you. Check No. 994613	(\$85.00)
2/9/2021 Payment - thank you. Check No. 100131	(\$885.00)

Total payments and adjustments:	(\$970.00)
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Total Amount Due:	\$1,005.00
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TERRILL & WALDROP

Attorneys and Counselors
810 West 10th Street
Austin, TX 78701-2005

March 29, 2021

Mr. Bob Laughman
Aqua Texas, Inc.
1106 Clayton Lane
Suite 400W
Austin, Texas 78723

Matter No. 9671.6
Invoice No. 18352

Re: Expedited Release - The Sanctuary Texas, LLC

Invoice for Legal Services and Expenses

PROFESSIONAL SERVICES

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>
2/1/2021	BF	Work on Motion to Intervene, Initial Comments, and Request for Response Deadline.	0.50
	GK	Work on Motion to Intervene.	0.25
2/4/2021	BF	Work on Motion to Intervene.	0.50
	GK	Work on Motion to Intervene.	1.75
2/5/2021	BF	Finalize, file and serve Aqua's Motion to Intervene, Initial Comments, and Request for Response Deadline.	0.75
	GK	Draft, revise and file Motion to Intervene; communications with client regarding same.	0.25
2/17/2021	GK	Work regarding response to new Streamlined Expedited Release Petition.	0.25
2/18/2021	BF	Receive documents, scan to file and distribute.	0.25
	GK	Review Staff's Recommendation finding application administratively incomplete.	0.25
2/19/2021	BF	Receive documents, scan to file and distribute.	0.25

We appreciate the opportunity to be of service. If you have any questions regarding this invoice, please do not hesitate to call our office at (512) 474-9100.

Our Tax ID number is 26-1572540.

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>		<u>Amount</u>
2/19/2021	GK	Review Staff's First Request for Information; communications with Creighton McMurray regarding same.	0.75		
2/23/2021	BF	Receive documents, scan to file and distribute.	0.25		
2/24/2021	BF	Receive documents, scan to file and distribute.	0.25		
			<hr/>		
For professional services rendered:			6.25		\$1,245.00
Previous balance					\$1,005.00
Total Amount Due:					<hr/> \$2,250.00 <hr/>

TERRILL & WALDROP

Attorneys and Counselors
810 West 10th Street
Austin, TX 78701-2005

April 29, 2021

Mr. Bob Laughman
Aqua Texas, Inc.
1106 Clayton Lane
Suite 400W
Austin, Texas 78723

Matter No. 9671.6
Invoice No. 18419

Re: Expedited Release - The Sanctuary Texas, LLC

Invoice for Legal Services and Expenses

PROFESSIONAL SERVICES

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>		<u>Amount</u>
3/4/2021	BF	Receive documents, scan to file and distribute.	0.25		
	GK	Work on Streamlined Expedited Release Petition matter.	0.25		
3/8/2021	BF	Receive documents, scan to file and distribute.	0.25		
	GK	Work on Streamlined Expedited Release Petition petition matter.	0.25		
3/11/2021	BF	Receive documents, scan to file and distribute.	0.25		
	GK	Work on Streamlined Expedited Release Petition matter.	0.25		
3/12/2021	GK	Work on Streamlined Expedited Release Petition matter.	0.50		
For professional services rendered:			2.00		\$423.75
Previous balance					\$2,250.00
3/30/2021	Payment - thank you. Check No. 1006448				(\$1,005.00)
4/27/2021	Payment - thank you. Check No. 1009815				(\$1,245.00)
Total payments and adjustments:					(\$2,250.00)

We appreciate the opportunity to be of service. If you have any questions regarding this invoice, please do not hesitate to call our office at (512) 474-9100.

Our Tax ID number is 26-1572540.

Mr. Bob Laughman

Page 2

Amount

Total Amount Due:

\$423.75

TERRILL & WALDROP

Attorneys and Counselors
810 West 10th Street
Austin, TX 78701-2005

May 25, 2021

Mr. Bob Laughman
Aqua Texas, Inc.
1106 Clayton Lane
Suite 400W
Austin, Texas 78723

Matter No. 9671.6
Invoice No. 18484

Re: Expedited Release - The Sanctuary Texas, LLC

Invoice for Legal Services and Expenses

PROFESSIONAL SERVICES

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>		<u>Amount</u>
4/16/2021	GK	Work on Streamlined Expedited Release Petition matter.	0.25		
4/19/2021	BF	Receive documents, scan to file and distribute; work on Response to Staff's First Request for Information.	0.75		
	GK	Work on Streamlined Expedited Release Petition matter.	0.25		
4/21/2021	GK	Work on Streamlined Expedited Release Petition matter.	0.25		
4/28/2021	GK	Work on Response for Streamlined Expedited Release Petition matter.	3.25		
4/29/2021	BF	Work on Response to Staff's First Request for Information.	0.25		
	GK	Work on Response for Streamlined Expedited Release Petition.	1.00		
4/30/2021	GK	Work on Response to Streamlined Expedited Release Petition.	0.75		
For professional services rendered:			6.75		\$1,728.75
Previous balance					\$423.75

We appreciate the opportunity to be of service. If you have any questions regarding this invoice, please do not hesitate to call our office at (512) 474-9100.

Our Tax ID number is 26-1572540.

Mr. Bob Laughman

Page 2

Amount

Total Amount Due:

\$2,152.50

TERRILL & WALDROP

Attorneys and Counselors
810 West 10th Street
Austin, TX 78701-2005

June 16, 2021

Mr. Bob Laughman
Aqua Texas, Inc.
1106 Clayton Lane
Suite 400W
Austin, Texas 78723

Matter No. 9671.6
Invoice No. 18531

Re: *Expedited Release - The Sanctuary Texas, LLC*

Invoice for Legal Services and Expenses

PROFESSIONAL SERVICES

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>
5/3/2021	BF	Finalize, file and serve Aqua's Response to The Sanctuary's Streamlined Expedited Release Petition.	0.75
	GK	Draft, revise and file Response to Streamlined Expedited Release Petition.	1.75
5/6/2021	GK	Work on Response to Staff's First Request for Information.	0.75
5/7/2021	GK	Work on Response to Staff's First Request for Information; review staff extension request.	0.75
	BF	Receive documents, scan to file and distribute; work on Responses to Staff's First Request for Information.	0.50
5/10/2021	GK	Work on and file Response to Public Utility Commission Staff's First Request for Information and review filings.	0.50
	BF	Finalize, file and serve Aqua's Response to Staff's First Request for Information.	1.25
5/11/2021	BF	Receive documents, scan to file and distribute.	0.25
5/17/2021	BF	Receive documents, scan to file and distribute.	0.25

We appreciate the opportunity to be of service. If you have any questions regarding this invoice, please do not hesitate to call our office at (512) 474-9100.

Our Tax ID number is 26-1572540.

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	
5/17/2021	GK	Communications and analysis regarding Public Utility Commission staff recommendation on 2021 Streamlined Expedited Release Petition.	1.00	
5/18/2021	GK	Communications and analysis regarding Public Utility Commission staff recommendations.	0.50	
5/23/2021	GK	Work on response to Public Utility Commission staff recommendation on 2021 Streamlined Expedited Release Petition.	1.25	
5/24/2021	BF	Finalize, file and serve Aqua's Response to Staff's Recommendation on Final Disposition; receive documents, scan to file and distribute.	1.00	
	GK	Draft, revise and file Response to Staff Recommendation on 2021 Streamlined Expedited Release Petition; communications regarding same.	3.75	
5/26/2021	GK	Communications and analysis regarding unauthorized Petitioner contact with client regarding 2021 Streamlined Expedited Release Petition.	0.75	
			<hr/>	<u>Amount</u>
For professional services rendered:			15.00	\$3,495.00
EXPENSES				
<u>Description</u>				
Delivery/courier services.			7.00	
Total expenses:				<hr/> \$7.00
Total balance of current invoice:				<hr/> \$3,502.00
Previous balance				\$2,152.50
5/26/2021 Payment - thank you. Check No. 1013297				<hr/> (\$423.75)
Total payments and adjustments:				<hr/> (\$423.75)

Mr. Bob Laughman

Page 3

Amount

Total Amount Due:

\$5,230.75

TERRILL & WALDROP

Attorneys and Counselors
810 West 10th Street
Austin, TX 78701-2005

July 27, 2021

Mr. Bob Laughman
Aqua Texas, Inc.
1106 Clayton Lane
Suite 400W
Austin, Texas 78723

Matter No. 9671.6
Invoice No. 18606

Re: Expedited Release - The Sanctuary Texas, LLC

Invoice for Legal Services and Expenses

PROFESSIONAL SERVICES

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	
6/8/2021	BF	Receive documents, scan to file and distribute.	0.25	
6/9/2021	BF	Receive documents, scan to file and distribute.	0.25	
	GK	Communications and analysis regarding Order No. 5.	0.25	
6/10/2021	BF	Receive documents, scan to file and distribute.	0.25	
	GK	Communications and analysis regarding staff request for extension on deadline for maps and certificate.	0.25	
6/16/2021	BF	Receive documents, scan to file and distribute.	0.25	
6/24/2021	BF	Receive documents, scan to file and distribute.	0.25	
	GK	Communications and analysis regarding Administrative Law Judge memo and Proposed Order and Staff Response to Orders No. 5 and 6.	0.50	
For professional services rendered:			2.25	<u>Amount</u> \$397.50
Previous balance				\$5,230.75
6/25/2021	Payment - thank you. Check No. 1016541			(\$1,728.75)

We appreciate the opportunity to be of service. If you have any questions regarding this invoice, please do not hesitate to call our office at (512) 474-9100.

Our Tax ID number is 26-1572540.

Amount

7/16/2021 Payment - thank you. Check No. 1019067 (\$3,502.00)

Total payments and adjustments: (\$5,230.75)

Total Amount Due: \$397.50

TERRILL & WALDROP

Attorneys and Counselors
810 West 10th Street
Austin, TX 78701-2005

August 12, 2021

Mr. Bob Laughman
Aqua Texas, Inc.
1106 Clayton Lane
Suite 400W
Austin, Texas 78723

Matter No. 9671.6
Invoice No. 18672

Re: Expedited Release - The Sanctuary Texas, LLC

Invoice for Legal Services and Expenses

PROFESSIONAL SERVICES

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>
7/7/2021	GK	Work on Exceptions to Proposed Order.	0.25
7/8/2021	BF	Finalize, file and serve Aqua's Exceptions to the Proposed Order; receive documents, scan to file and distribute.	0.75
	GK	Draft, revise and file Exceptions to Proposed Order; review Public Utility Commission staff's no exceptions filing; communications regarding same.	2.00
7/9/2021	BF	Receive documents, scan to file and distribute.	0.25
	GK	Communications and analysis regarding Staff's Request for Clarification.	0.25
7/13/2021	BF	Receive documents, scan to file and distribute.	0.25
	GK	Communications and analysis regarding Order No. 7.	0.25
7/19/2021	GK	Communications and analysis regarding Public Utility Commission Staff's Response to Order No. 7.	0.25
7/20/2021	BF	Receive documents, scan to file and distribute.	0.25
7/23/2021	BF	Receive documents, scan to file and distribute.	0.25

We appreciate the opportunity to be of service. If you have any questions regarding this invoice, please do not hesitate to call our office at (512) 474-9100.

Our Tax ID number is 26-1572540.

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	
7/23/2021	GK	Communications and analysis regarding proposed order and Public Utility Commission open meeting agenda setting.	2.25	
7/24/2021	GK	Communications and analysis regarding proposed order and Public Utility Commission open meeting.	0.25	
7/28/2021	GK	Communications and analysis regarding Public Utility Commission open meeting.	0.50	
7/29/2021	GK	Communications and analysis regarding Public Utility Commission open meeting; monitor open meeting.	1.25	
			<hr/>	<u>Amount</u>
For professional services rendered:			9.00	\$2,223.75
Previous balance				\$397.50
Total Amount Due:				<hr/> \$2,621.25 <hr/>

TERRILL & WALDROP

Attorneys and Counselors
810 West 10th Street
Austin, TX 78701-2005

September 23, 2021

Mr. Bob Laughman
Aqua Texas, Inc.
1106 Clayton Lane
Suite 400W
Austin, Texas 78723

Matter No. 9671.6
Invoice No. 18767

Re: *Expedited Release - The Sanctuary Texas, LLC*

Invoice for Legal Services and Expenses

PROFESSIONAL SERVICES

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>
8/2/2021	BF	Receive documents, scan to file and distribute.	0.25
	GK	Communications regarding order granting release.	0.25
8/4/2021	GK	Communications and analysis regarding order granting release.	0.25
8/5/2021	BF	Work on Aqua's Motion for Reconsideration.	0.25
	GK	Communications and analysis regarding Motion for Reconsideration; work on same.	4.50
8/6/2021	BF	Finalize, file and serve Aqua's Motion for Reconsideration.	0.75
	GK	Communications and analysis regarding Motion for Reconsideration; draft, revise and file same.	1.25
8/17/2021	GK	Communications and analysis regarding open meeting consideration of extension of time to act on Motion for Reconsideration and order reflecting same.	0.25
8/18/2021	BF	Receive documents, scan to file and distribute.	0.25
8/19/2021	BF	Receive documents, scan to file and distribute.	0.25

We appreciate the opportunity to be of service. If you have any questions regarding this invoice, please do not hesitate to call our office at (512) 474-9100.

Our Tax ID number is 26-1572540.

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	
8/19/2021	GK	Communications and analysis regarding open meeting consideration of extension of time and order reflecting same; monitor open meeting.	1.75	
8/23/2021	BF	Work on Aqua's Motion for Rehearing.	0.25	
	GK	Communications and analysis regarding Motion for Rehearing; work on same.	4.25	
8/24/2021	BF	Finalize, file and serve Motion for Rehearing and Request for Procedural Clarifications; receive documents, scan to file and distribute.	1.00	
	GK	Communications and analysis regarding Motion for Rehearing and Request for Procedural Clarifications; draft, revise and file same.	0.25	
			<hr/>	<u>Amount</u>
For professional services rendered:			15.75	\$3,903.75
Previous balance				\$2,621.25
8/27/2021	Payment - thank you			(\$397.50)
9/8/2021	Payment - thank you			(\$2,223.75)
			<hr/>	
Total payments and adjustments:				(\$2,621.25)
			<hr/>	
Total Amount Due:				\$3,903.75

PRELIMINARY ENGINEERING REPORT

FOR THE CREATION OF

DENTON COUNTY MUNICIPAL UTILITY DISTRICT No. 15

OF DENTON COUNTY

December 2020

Kimley»Horn

Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Ste. 210
Frisco, TX 75034
972-335-3580

Jason M. Kaiser, P.E.



TABLE OF CONTENTS

SECTION I.	Introduction
SECTION II.	Purpose and Scope
SECTION III.	Description of Existing Area, Conditions, Topography and Proposed Improvements
	A. Location
	B. Access
	C. Description
	D. Topography
	E. Soils Information
	F. Ground Faulting
	G. Proposed Improvements
	1. General
	2. Water Supply and Distribution System
	a. General
	b. Water Supply
	c. Water Distribution
	d. Design Criteria
	3. Sanitary Sewer Collection and Treatment Systems
	a. General
	b. Sanitary Sewer Collection and Treatment Systems
	c. Design Criteria
	4. Storm Sewer System
	a. General
	b. Storm Water Collection
	c. Design Criteria
	5. Roadway System
	a. General
	b. Design Criteria
	H. Franchise Utilities
	I. Other Services
SECTION IV.	Proposed Development Plan
SECTION V.	Flood Plain
SECTION VI.	Existing and Projected Population within the Proposed District
SECTION VII.	Preliminary Cost Estimate

TABLE OF CONTENTS (CONT.)

SECTION VIII. Feasibility of the District

- A. Assessed Valuation and District Tax Rate
- B. Water and Sewer Rates

SECTION IX. Investigation and Evaluation of the Availability of Comparable Services From Other Systems

SECTION X. Evaluation of the Effect the District and its Systems and Subsequent Development Will Have on Existing Conditions

- A. Land Elevation
- B. Subsidence
- C. Groundwater Levels
- D. Recharge Capability of Groundwater Source
- E. Storm Runoff Rates
- F. Water Quality
- G. Tax Assessments

SECTION XI. Recommendation and Conclusions

LIST OF TABLES

<u>No.</u>	<u>Description</u>
1.	Land Use Summary
2.	District Cost Summary
3.	District Cost - Water Distribution System
4.	District Cost - Sanitary Sewer System
5.	District Cost - Storm Sewer System
6.	District Cost - Roadway System
7.	District Summary of Assessed Valuation
8.	District Proposed Debt Service Tax Rate
9.	District Projected Utility Bond Requirements
10.	District Projected Road Bond Requirements

LIST OF EXHIBITS

<u>No.</u>	<u>Description</u>
1.	District Location Map
1A.	Regional Location Map
2.	Legal Description
3.	Traverse Computations
4.	Boundary Map
5.	Proposed Development Plan
6.	Water Distribution System
7.	Sanitary Sewer System
8.	Storm Sewer System
9.	Roadway System
10.	Existing Flood Plain

SECTION I. INTRODUCTION

This engineering report is prepared to create the Denton County Municipal Utility District No. 15 ("District"). This report contains pertinent engineering, economic, and background information required by the Texas Commission on Environmental Quality ("TCEQ") for the creation of this District.

SECTION II. PURPOSE AND SCOPE

The purpose of this report is to study and establish the need for water distribution, sanitary sewer collection, storm sewer, and roadway system for the District. These improvements will serve the development of a single-family residential community. Preliminary cost estimates for the proposed water, sewer, drainage facilities, and roads are provided along with exhibits showing existing and proposed improvements and other factors affecting the project.

SECTION III. DESCRIPTION OF EXISTING AREA, CONDITIONS, TOPOGRAPHY, AND PROPOSED IMPROVEMENTS (30 TAC 293.11 (d) (5) (A))

A. LOCATION

The District is approximately 70.146 acres located partially in both the Extraterritorial Jurisdiction (ETJ) of Lakewood Village (63.826 acres) and the Town of Little Elm (6.32 acres) all in Denton County, approximately 1,900 feet north of Lakecrest Drive, approximately 3,100 feet south of West Dickinson Land/Pinnacle Bay Pointe with Lake Lewisville frontage to the west, and West Eldorado Parkway frontage to the east.

A Location Map can be seen on Exhibit 1. A Regional Location Map can be seen on Exhibit 1A.

B. ACCESS

The District's primary access is from existing West Eldorado Parkway, then onto proposed roadways to be constructed with the subject development.

C. DESCRIPTION

The District is wholly within the Little Elm Independent School District (Little Elm ISD). The District does not lie within a Water or Sewer CCN. A legal description and traverse computations are presented on Exhibits 2 and 3, respectively. The District boundary is shown on Exhibit 4.

D. TOPOGRAPHY

The topography of the District is conducive to development with a ridge-line located in the middle of the property running east to west for half of the tract. From the near centroid, the site continues to slope to the west and south toward Lake Lewisville. Elevations range from 586 feet to 528 feet (msl). The western half of the District

consists of an existing residence surrounded by undeveloped treed acreage with 3 ponds. The eastern half of the District is largely utilized for agricultural purposes with a few ancillary farm related structures. All existing structures will be demolished for the proposed development.

E. SOILS INFORMATION

The subsurface stratigraphy of the District, according to the Soil Survey of Denton County, Texas, prepared by United States Department of Agriculture Soil Conservation Service in cooperation with Texas Agricultural Experiment Station, dated January 1980, includes; Birome Fine Sandy Loam, Ferris-Heiden Clay, Navo Clay Loam, and Wilson Clay Loam.

The Birome component makes up less than 1 percent of the map unit. Slopes are 3 to 5 percent. This component is on ridges and side slopes. The surface layer is neutral, brown fine sandy loam approximately 6 inches thick. From 6 to 27 inches is medium, acid, yellowish red clay. This layer has strong brown mottles in the lower part. From 27 to 34 inches is medium acid, mottled yellowish red, strong brown, and red sandy clay. From 34 to 60 inches is strong brown and yellowish red, weakly cemented sandstone that is interbedded with very strongly acid, red and gray, shaly clay. There are common ironstone and sandstone pebbles throughout the soil. This soil is well drained. Runoff is rapid. Permeability is slow. Available water capacity is low. The hazard of erosion is moderate where slopes are not protected. The limited root zone reduces productivity.

Ferris-Heiden component makes up 51 percent of the map unit. Slopes are from 5 to 15 percent. The component is on ridges and sides of drains. The Ferris soils have a moderately alkaline dark grayish brown clay surface layer about 6 inches thick. From 6 to 43 inches is moderately alkaline, light olive brown clay. From 43 to 60 inches is moderately alkaline, olive yellow shaly clay with strong brown mottles. The Heiden soils have a moderately alkaline dark grayish brown clay surface layer about 19 inches thick. From 19 to 37 inches is moderately alkaline, light olive brown clay. From 37 to 60 inches is moderately alkaline, brownish yellow clay. The soils in this complex are well drained. Runoff is rapid. Permeability is very slow. Available water capacity is high. The hazard of erosion is severe where slopes are not protected. The soil is difficult to work during extremes in the moisture content.

The Navo component makes up approximately 6 percent of the map unit. Slopes are 3 to 5 percent. This component is on side slopes above drains. The surface layer is neutral, brown clay loam about 10 inches thick. Between 10 and 23 inches is medium acid, brown clay with red mottles. The layer from 23 to 38 inches is mildly alkaline, brown clay. From 38 to 68 inches is moderately alkaline, mottled grayish brown, light olive brown, and gray shaly clay. The soil is well drained. Permeability

is very slow. Available water capacity is high. Runoff is medium, and the hazard of erosion is severe. The root zone is deep, and roots penetrate into lower layers.

The Wilson component makes up 42 percent of the map unit. Slopes are 1 to 3 percent. This component is on the low part of the landscape and side slopes. The surface layer is slightly acid, gray clay loam about 5 inches thick. From 5 to 34 inches is slightly acid, dark gray clay. From 34 to 43 inches is moderately alkaline, light brownish gray clay. From 43 to 52 inches is moderately alkaline, grayish brown clay. From 52 to 64 inches is moderately alkaline, light brownish gray clay that has yellowish brown mottles. This soil is somewhat poorly drained. Surface runoff is slow. Permeability is very slow. Available water capacity is high. The soils receive runoff from the higher parts of the landscape. Wetness is a hazard during rainy seasons. Plant roots have difficulty penetrating the lower layers of the soil.

F. GROUND FAULTING

Investigations of geological and topographic features do not provide any features that would indicate any evidence to support ground faulting.

G. PROPOSED IMPROVEMENTS

1. General

The District is planned to serve approximately 70.146 acres of land subdivided into approximately 268 single-family residential lots, public road right-of-way, and private open space. It is anticipated that the District will construct the water distribution system, the sanitary sewer collection system, the drainage system, and the public roads that will serve the District. The financing of the improvements will be accomplished by a single bond issue, or a series of separate bond issues, each of which will be adequate to construct a logical increment of the total development. The proposed development plan can be seen on Exhibit 5.

Once constructed, the District water and sewer systems will be dedicated to, owned, maintained, and operated by the Town of Little Elm pursuant to pending agreements. It is anticipated that once constructed, the District drainage and roadway improvements will be dedicated to, owned, maintained, and operated by District. Water and sewer systems will be designed according to applicable criteria established by the Town of Little Elm and the TCEQ. Storm Sewer and Roadways will be designed according to applicable criteria established by the Town of Little Elm.

2. Water Supply and Distribution System

a. General

The District will submit construction plans to TCEQ and Town of Little Elm for review and approval. All facilities will meet or exceed the TCEQ

and Town of Little Elm minimum requirements. Following is a more detailed discussion of these facilities.

b. Water Supply

When fully developed, the total population of the District is estimated to be 938 persons. The ultimate average daily demand is estimated to be 0.14 MGD with a max day and peak hour demand of 0.34 MGD and 0.42 MGD, respectively (see 2d. for design criteria).

It is anticipated that the Town of Little Elm will provide the necessary supply of water to serve the District. Improvements or expansions of the Town of Little Elm water supply facilities to serve the District are not anticipated.

c. Water Distribution

The water distribution system for the District will consist of approximately 9,850 feet of 8-inch waterline, 2,680 feet of 12-inch waterline, and 268 service connections. The facilities are shown on Exhibit 6.

The water distribution system will have three (3) points of connection for service redundancy during emergencies and maintenance periods, and to maintain adequate circulation and pressure in the system. Valves, fire hydrants and flushing services will be provided at intervals as required by the TCEQ and Town of Little Elm (with respect to fire hydrants).

d. Design Criteria

The water distribution system will be designed in accordance with applicable design criteria as established by TCEQ and Town of Little Elm.

In general, the distribution system is anticipated to be sized according to the following design standards:

- 1) Average Daily Demand per capita per day = 150 GPCD
- 2) Max Daily Demand = Average daily demand • 2.4
- 3) Peak Hour Demand = Max daily demand • 1.25
- 4) Population = 3.5 people / SF unit

The water distribution system will be designed to maintain a minimum pressure of 50 psi under normal operating conditions, and a minimum

pressure of 20 psi under emergency operating conditions with a demand of 1.5 gpm per connection unless otherwise required or allowed by TCEQ and Town of Little Elm. The more stringent of the two requirements will be accommodated.

3. Sanitary Sewer Collection and Treatment Systems

a. General

The District will submit construction plans to TCEQ and Town of Little Elm for review and approval. All facilities will meet or exceed the TCEQ and Town of Little Elm minimum requirements. Following is a more detailed discussion of these facilities.

b. Sanitary Sewer Collection and Treatment System

The proposed sanitary sewer collection system for the District will consist of approximately 13,500 feet of 8-inch gravity sewer line that will connect to a proposed lift station at the northwest corner of the District. The lift station will pump to the South Oak lift station located at 208 Lakeview Drive via approximately 2,200 feet of 6-inch forcemain. From there, the effluent conveys to the Town of Little Elm sewer system where it is then treated. The preliminary layout showing the proposed sanitary sewer collection system facilities is shown in Exhibit 7.

c. Design Criteria

The sanitary sewer collection system will be designed in accordance with applicable criteria established by TCEQ and Town of Little Elm.

In general, the collection system is anticipated to be sized according to the following design standards:

- 1) 3.5 persons per unit
- 2) Average daily flow = 100 gallons per person per day
- 3) Peak 2-hour flow factors
 - a) Flows less than 0.5 MGD = 5
 - b) Flows greater than 0.5 MGD = 4

Minimum velocities in the system for design flows will be 2 feet per second.

4. Storm Sewer System

a. General

The storm water runoff within the District will be collected in a curb and gutter street and drainage system and then to natural tributaries. The system will be owned, operated, and maintained by the District unless otherwise arranged between the Developer and the Town. The entire site drains from east to west and then splits to the north, south, and west prior to leaving the site. Runoff then discharges into unnamed tributaries and eventually into Lewisville Lake approximately 400 feet to the west. The preliminary layout of the storm drain system is shown on Exhibit 9. The following is a more detailed discussion of these facilities.

b. Storm Water Collection

The storm water collection system for the District will consist of a combination of street curbs and gutters with inlets, and approximately 6,100 linear feet of reinforced concrete conduit ranging from 18-inch diameter to 48-inch diameter.

c. Design Criteria

All storm sewer improvements will be designed in accordance with the applicable design criteria established by the Town of Little Elm, generally the Rational Method using a 100-year storm event.

5. Roadway System

a. General

The roads within the District will be reinforced concrete with curb and gutter and will be owned, operated, and maintained by the District unless otherwise arranged between the Developer and the Town. The roadway layout is on Exhibit 9. The following is a more detailed discussion of these facilities.

b. Design Criteria

All roadway improvements will be designed in accordance with the applicable criteria established the Town of Little Elm.

H. FRANCHISE UTILITIES

Franchise utilities consisting of power, gas, and communication services will be provided by others. It is anticipated that the following franchise utility companies, all of which serve the existing developments nearby and adjacent to the District, will also provide service to the District:

a) Electric – CoServ

- b) Phone – AT&T and Suddenlink
- c) Cable – AT&T and Suddenlink
- d) Gas – Atmos

I. OTHER SERVICES

The District will rely on or contract with Town of Little Elm or Denton County to provide police, fire, and emergency medical services. It is anticipated that solid waste collection service will be provided by a private entity contracted with the Homeowners Association (HOA) or the District.

SECTION IV. PROPOSED DEVELOPMENT PLAN (30 TAC 293.11 (d) (5) (B))

The District is planned as a single-family residential development. A breakdown of land use within the District is shown on Table 1. The proposed development plan for the District is shown as Exhibit 5.

SECTION V. FLOOD PLAIN (30 TAC 293.11 (d) (5) (C))

The Flood Insurance Rate Maps ("FIRM's") provided by the Federal Emergency Management Agency ("FEMA") indicates that the majority of the entire District is within unshaded Zone "X". Zone X is defined as areas determined to be outside the 0.2% annual chance floodplain. A small portion of the site (southwest corner) is within the 0.2% annual chance floodplain. This area is not expected to be developed. Exhibit 10, FEMA Map Number 48121C0405G, illustrates the flood plain.

SECTION VI. EXISTING AND PROJECTED POPULATION WITHIN THE PROPOSED DISTRICT (30 TAC 293.11 (d) (5) (D))

Presently, the District is undeveloped land with no population. At full development, the District will have approximately 268 single-family residential dwellings with a projected population of approximately 938 persons.

SECTION VII. PRELIMINARY COST ESTIMATE (30 TAC 293.11 (d) (5) (E))

A summary of the estimated costs to construct the District facilities is contained in Table 2. The detailed breakdown of those costs are contained in Tables 3 through 6.

Construction quantities are based on the systems shown on Exhibits 6 through 9, or are derived based on similar developments in the vicinity of the District with a similar land use. Construction unit prices are based on contracts awarded for similar developments in the vicinity of the District.

SECTION VIII. FEASIBILITY OF THE DISTRICT (30 TAC 293.11 (d) (5) (F))

A. ASSESSED VALUATION AND DISTRICT TAX RATE

The District is planned for single-family residential uses. Construction of the necessary water, sanitary sewer, drainage facilities, and roadways will serve properties with a total estimated value of \$100,500,000 at full development. Table 7 shows the estimated assessed valuation at full development based on present day land and improvement values.

The District ad valorem tax rate is anticipated to be \$0.7211 per \$100 valuation, which includes \$0.05 for operation and maintenance. Using an average debt service tax rate of \$0.6711 per \$100 valuation with a 98% collection rate, a 4.50% interest rate over a 25-year period with 1-year capitalized interest, and an average annual debt service requirement of \$660,902, the total bonds issued by the District will be \$9,800,000 as shown in Table 8.

B. WATER AND SEWER RATES

Town of Little Elm will be the retail water provider and currently charge rates as follows:

\$24.08 minimum charge (includes first 2,000 gallons), plus;

- \$6.39 per thousand gallons 2,001 to 10,000 gallons
- \$6.69 per thousand gallons 10,001 to 20,000 gallons
- \$6.99 per thousand gallons 20,001 and above

Town of Little Elm will provide for wastewater collection and treatment and currently charge rates as follows:

\$30.73 minimum charge (includes first 2,000 gallons)

\$ 4.71 per thousand gallons over 2,000 gallons used.

SECTION IX. INVESTIGATION AND EVALUATION OF THE AVAILABILITY OF COMPARABLE SERVICES FROM OTHER SYSTEMS (30 TAC 293.11 (d) (5) (G))

The District will construct and dedicate to Town of Little Elm the water and wastewater systems to serve the District. If not for the District, the improvements required to provide water and sewer service to the land within the District are not feasible to construct. The District will construct, own,

operate, and maintain the drainage system and roads to serve the District. If not for the District, the drainage and road improvements to serve the land within the District are not feasible to construct and would be without an entity responsible for the long-term operation and maintenance of the systems.

SECTION X. EVALUATION OF THE EFFECT THE DISTRICT AND ITS SYSTEMS AND SUBSEQUENT DEVELOPMENT WILL HAVE ON EXISTING CONDITIONS (30 TAC 293.11 (d) (5) (H))

An evaluation of the effects of the District, its systems and subsequent development within the District on various existing conditions is discussed below.

A. LAND ELEVATION

The fill and/or excavation associated with the development of the District's systems will not cause any changes in land elevation other than that normally associated with the construction of the underground utility systems, drainage facilities, and paving.

B. SUBSIDENCE

No facilities are proposed that will cause or contribute to subsidence.

C. GROUNDWATER LEVELS

No facilities are proposed that will contribute to adverse impacts of groundwater levels. Primary water source is provided via surface water sources.

D. RECHARGE CAPABILITY OF GROUNDWATER SOURCE

No facilities are proposed that will contribute to adverse impacts of groundwater levels. Primary water source is provided via surface water sources.

E. STORM RUNOFF RATES

The District is located on a moderately sloping site. The majority of existing drainage is through overland flow to existing tributaries which eventually outfall into Lewisville Lake. It is not anticipated that detention will be required as the site directly outfalls to Lake Lewisville and there will be no impact to adjacent flood elevations.

F. WATER QUALITY

No adverse effect on the water quality is anticipated. Debris separators will be installed prior to release of drainage from the District as required by the United States Army Corps of Engineers for developments adjacent to Lake Lewisville.

G. TAX ASSESSMENTS

The total estimated tax assessment against the properties in the District is as follows:

Areas within Town of Little Elm, Denton County MUD 15 and Little Elm ISD:

1. Town of Little Elm ⁽¹⁾	0.396439
2. Little Elm ISD ⁽²⁾	1.5383
3. Denton County ⁽²⁾	0.225278
3. Denton County MUD 15 ⁽³⁾	0.7211
Total	2.881117

(1) Amount is 61% of the 2020 tax rate (per \$100 of assessed value) to account the maximum fee assessed for police and fire services pursuant to the Agreement Between the Town of Little Elm and The Sanctuary Texas, LLC dated October 6, 2020

(2) Based on actual 2020 tax rates (per \$100 of assessed value)

(3) Projected

SECTION XI. RECOMMENDATIONS AND CONCLUSIONS (30 TAC 293.11 (d) (5) (J))

As discussed in the previous sections of this report, the development of the District, with the proposed improvements, should not have an adverse effect on land elevation, subsidence, groundwater levels, recharge capability of groundwater sources, natural runoff rates, or drainage and water quality. The total tax rate of \$2.891517 per \$100 of assessed valuation is considered reasonable and acceptable for the proposed development within the District and should be considered economically feasible.

It is the opinion of Kimley-Horn and Associates that the District is feasible, practical, necessary, and will benefit all the land within its boundaries, and therefore should be created.

TABLE 1

DENTON COUNTY MUNICIPAL UTILITY DISTRICT No 15

LAND USE SUMMARY

TABLE 1
DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO 15
LAND USE SUMMARY

LAND USE	ACRES	ESFCs
Open Space	8.380	
Single Family Residential	48.436	268
Public Works	0.220	
Right-of-Way Dedication	13.110	
TOTAL	70.146	

TABLE 2

DENTON COUNTY MUNICIPAL UTILITY DISTRICT No 15

DISTRICT COST SUMMARY

TABLE 2
DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO 15
DISTRICT COST SUMMARY

Improvements	Total Cost ⁽¹⁾	Total Acreage	Cost Per Acre	Cost Per Lot (268 Lots)
Water Distribution System	\$ 1,179,748	70.146	\$ 16,818.46	\$ 4,402.04
Sanitary Sewer Collection System	\$ 1,986,398	70.146	\$ 28,318.05	\$ 7,411.93
Storm Drainage System	\$ 1,174,679	70.146	\$ 16,746.20	\$ 4,383.13
Roadway System	\$ 2,829,836	70.146	\$ 40,342.09	\$ 10,559.09
GRAND TOTAL DISTRICT COST	\$ 7,170,661		\$ 102,224.80	\$ 26,756.20

⁽¹⁾ Refer to Tables 3-6 for calculations. Note that this amount includes engineering and contingency.

TABLE 3

DENTON COUNTY MUNICIPAL UTILITY DISTRICT No 15

DISTRICT COST

WATER DISTRIBUTION SYSTEM

TABLE 3
DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO 15
DISTRICT COST
WATER DISTRIBUTION SYSTEM

WATER SYSTEM IMPROVEMENTS				
<i>DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>TOTAL</i>
8" P.V.C. WATERLINE	LF	\$30.00	9,850	\$295,500
12" P.V.C. WATERLINE	LF	\$40.00	2,680	\$107,200
12" P.V.C. WATERLINE BY BORE	LF	\$250.00	50	\$12,500
8" GATE VALVE & BOX	EA	\$1,750.00	50	\$87,500
12" GATE VALVE & BOX	EA	\$2,500.00	6	\$15,000
1" DOMESTIC SERVICE	EA	\$1,000.00	286	\$286,000
FIRE HYDRANT ASSEMBLY	EA	\$4,500.00	25	\$112,500
TRENCH SAFETY	LF	\$0.10	12,530	\$1,253
PIPE TESTING & CHLORINATION	LF	\$0.75	12,530	\$9,398
CONNECT TO EXISTING LINE	EA	\$1,000.00	2	\$2,000
PP&M BONDS	%	1.75%	\$928,851	\$16,255
INSPECTION FEE	%	2.50%	\$945,105	\$23,628
WATER DISTRIBUTION SYSTEM IMPROVEMENTS MATERIALS TESTING	LF	\$0.50	12,530	\$6,265
SURVEY, PLATTING, ENGINEERING, PERMITTING, CPS, & STAKING	%	10%	\$974,998	\$97,500
MISCELLANEOUS & CONTINGENCY	%	10%	\$1,072,498	\$107,250
TOTAL WATER SYSTEM IMPROVEMENTS				\$1,179,748

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TABLE 4

DENTON COUNTY MUNICIPAL UTILITY DISTRICT No 15

DISTRICT COST

SANITARY SEWER SYSTEM

TABLE 4
DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO 15
DISTRICT COST
SANITARY SEWER SYSTEM

SANITARY SYSTEM IMPROVEMENTS				
<i>DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>TOTAL</i>
8" SDR-35 P.V.C. SEWERLINE (ALL DEPTHS)	LF	\$35.00	11,300	\$395,500
6" P.V.C.FORCE MAIN	LF	\$30.00	4,150	\$124,500
4' DIAMETER MANHOLE (ALL DEPTHS)	EA	\$5,000.00	40	\$200,000
VACCUUM TEST MANHOLE	EA	\$200.00	40	\$8,000
4" SERVICE	EA	\$750.00	286	\$214,500
LIFT STATION	LS	\$500,000	1	\$500,000
TRENCH SAFETY	LF	\$0.50	15,450	\$7,725
PIPE TESTING	LF	\$1.00	15,450	\$15,450
ADJUST EXISTING LIFT STATION ALLOWANCE	LS	\$100,000.00	1	\$100,000
CONNECT TO EXISTING LINE	EA	\$1,000.00	1	\$1,000
PP&M BONDS	%	1.75%	\$1,565,675	\$27,399
INSPECTION FEE	%	2.50%	\$1,594,074	\$39,852
SANITARY COLLECTION SYSTEM IMPROVEMENTS MATERIALS TESTING	LF	\$0.50	15,450	\$7,725
SURVEY, PLATTING, ENGINEERING, PERMITTING, CPS, & STAKING	%	10%	\$1,641,651	\$164,165
MISCELLANEOUS & CONTINGENCY	%	10%	\$1,805,816	\$180,582
TOTAL SANITARY SYSTEM IMPROVEMENTS				\$1,986,398

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TABLE 5

DENTON COUNTY MUNICIPAL UTILITY DISTRICT No 15

DISTRICT COST

STORM SEWER SYSTEM

TABLE 5
DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO 15
DISTRICT COST
STORM SEWER SYSTEM

STORM DRAINAGE SYSTEM IMPROVEMENTS				
<i>DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>TOTAL</i>
18" RCP	LF	\$55.00	800	\$44,000
21" RCP	LF	\$60.00	750	\$45,000
27" RCP	LF	\$75.00	1,280	\$96,000
30" RCP	LF	\$85.00	420	\$35,700
36" RCP	LF	\$105.00	1,560	\$163,800
42" RCP	LF	\$140.00	610	\$85,400
48" RCP	LF	\$165.00	680	\$112,200
CURB INLET	EA	\$4,500.00	42	\$189,000
MANHOLE	EA	\$6,500.00	10	\$65,000
SLOPED-END HEADWALL (18"-24")	EA	\$3,000.00	3	\$9,000
SLOPED-END HEADWALL (42"-48")	EA	\$5,000.00	3	\$15,000
MISCELLANEOUS STRUCTURES ALLOCATION	LS	\$25,000.00	1	\$25,000
12" GROUTED ROCK RIP RAP	SY	\$75.00	200	\$15,000
CURB INLET PROTECTION	EA	\$250.00	44	\$11,000
TRENCH SAFETY	LF	\$0.10	6,100	\$610
TESTING (TV)	LF	\$1.50	6,100	\$9,150
PP&M BONDS	%	2.00%	\$920,860	\$18,417
INSPECTION FEE	%	2.50%	\$939,277	\$23,482
SWPPP INSPECTION & MAINTENANCE ALLOWANCE	LS	\$5,000.00	1	\$5,000
STORM DRAINAGE COLLECTION SYSTEM IMPROVEMENTS MATERIALS TESTING	LF	\$0.50	6,100	\$3,050
SURVEY, PLATTING, ENGINEERING, PERMITTING, CPS, & STAKING	%	10%	\$970,809	\$97,081
MISCELLANEOUS & CONTINGENCY	%	10%	\$1,067,890	\$106,789
TOTAL STORM DRAINAGE SYSTEM IMPROVEMENTS				\$1,174,679

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TABLE 6

DENTON COUNTY MUNICIPAL UTILITY DISTRICT No 15

DISTRICT COST

ROADWAY SYSTEM

TABLE 6
DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO 15
DISTRICT COST
ROADWAY SYSTEM

ROAD IMPROVEMENTS				
<i>DESCRIPTION</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>QUANTITY</i>	<i>TOTAL</i>
ROW CLEARING / GRUBBING	AC	\$2,500.00	13	\$32,500
ROW EXCAVATION	CY	\$2.50	50,000	\$125,000
6" REINFORCED CONCRETE PAVEMENT	SY	\$33.50	39,000	\$1,306,500
6" LIME STABILIZED SUBGRADE PREPARATION	SY	\$3.50	41,516	\$145,306
HYDRATED LIME FOR STREET (48#/SY)	TON	\$155.00	996	\$154,440
ELDORADO PARKWAY CONNECTION & TURN LANE IMPROVEMENTS	EA	\$75,000.00	2	\$150,000
BARRIER FREE PEDESTRIAN RAMP	EA	\$1,500.00	32	\$48,000
STREET SIGN	EA	\$750.00	19	\$14,250
STOP SIGN	EA	\$500.00	14	\$7,000
5' REINFORCED CONCRETE SIDEWALK	LF	\$27.50	1,700	\$46,750
8' REINFORCED CONCRETE SIDEWALK	LF	\$45.00	410	\$18,450
REMOVE BARRICADE & CONNECT TO EXISTING STREET	EA	\$1,500.00	1	\$1,500
CONSTRUCTION ENTRANCE	LS	\$2,500.00	1	\$2,500
CURLEX (BEHIND CURB)	LF	\$1.75	25,000	\$43,750
PP&M BONDS	%	1.75%	\$2,095,946	\$36,679
INSPECTION FEE	%	2.50%	\$2,132,626	\$53,316
STREET LIGHTS	EA	\$3,750.00	25	\$93,750
SWPPP INSPECTION & MAINTENANCE ALLOWANCE	LS	\$5,000.00	1	\$5,000
ROADWAY IMPROVEMENTS EXCAVATION MATERIALS TESTING	CY	\$0.25	50,000	\$12,500
ROADWAY IMPROVEMENTS PAVEMENT MATERIALS TESTING	SY	\$1.00	41,516	\$41,516
SURVEY, PLATTING, ENGINEERING, PERMITTING, CPS, & STAKING	%	10%	\$2,338,707	\$233,871
MISCELLANEOUS & CONTINGENCY	%	10%	\$2,572,578	\$257,258
TOTAL ROAD IMPROVEMENTS				\$2,829,836

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TABLE 7

DENTON COUNTY MUNICIPAL UTILITY DISTRICT No 15

DISTRICT SUMMARY OF ASSESSED VALUATION

TABLE 7
DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO 15
DISTRICT SUMMARY OF ASSESSED VALUATION

Residential

Lot Size	No. of Lots	Value Per Home	Total Home Value
50' X 120'	265	\$ 375,000	\$ 99,375,000
1 acre lots	3	\$ 375,000	\$ 1,125,000
Total Assessed Residential Value at Buildout			\$ 100,500,000

Combined Total Assessed Value	\$100,500,000
--------------------------------------	----------------------

TABLE 8

DENTON COUNTY MUNICIPAL UTILITY DISTRICT No 15

DISTRICT PROPOSED DEBT SERVICE TAX RATE

TABLE 8
DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO 15
PROPOSED DEBT SERVICE TAX RATE

CRITICAL ASSUMPTIONS

Value at Build-out: \$100,500,000
Other Assumptions:
 Bonds issued based upon full value at build-out
 98% Tax collection rate
 Bonds sold with an average interest rate of 4.50%
 Bonds structured with 25 year maturity
 An average of 1 year of capitalized interest

TAX RATE CALCULATIONS

District M&O Tax Rate:	\$	0.0500	per \$100
District Tax Rate Available for Debt Service:	\$	0.6711	per \$100
 Total Combined District Tax Rate Before Equivalent Rebate:	\$	0.7211	per \$100
 Total Combined District Tax Rate	\$	0.7211	per \$100

Total Principal Amount of Bonds Supported by Available District Debt Service Tax Rate:		\$9,800,000
Total Equivalent Tax Rate Available for Debt Service ⁽²⁾	\$	0.6711 per \$100
Average Annual Debt Service:		\$660,902
Annual Debt Service Tax Revenue:		\$660,966

Principal Amount of Utility Bonds		\$6,200,000
Attributable Utility Tax Rate		0.4246 per \$100
Average Annual Debt Service:		\$418,122
Annual Utility Debt Service Tax Revenue:		\$418,162

Principal Amount of Road Bonds		\$3,600,000
Attributable Road Tax Rate		0.2465 per \$100
Average Annual Debt Service:		\$242,781
Annual Road Debt Service Tax Revenue:		\$242,804

TABLE 9

DENTON COUNTY MUNICIPAL UTILITY DISTRICT No 15

DISTRICT PROJECTED UTILITY BOND REQUIREMENTS

TABLE 9
DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO 15
PROJECTED UTILITY BOND REQUIREMENTS
UTILITY COSTS

Construction Costs	Total Eligible Costs	District Share of Costs ⁽¹⁾	% of CC	% of BIR
A. Facilities		100.00%		
1. Water Distribution System	\$ 974,998	\$ 974,998	22.46%	15.73%
2. Wastewater Collection System	\$ 1,641,651	\$ 1,641,651	37.82%	26.48%
3. Storm Drainage System	\$ 970,809	\$ 970,809	22.36%	15.66%
4. Contingency	\$ 358,746	\$ 358,746	8.26%	5.79%
5. Engineering	\$ 394,620	\$ 394,620	9.09%	6.36%
TOTAL CONSTRUCTION COSTS	\$ 4,340,825	\$ 4,340,825	100.00%	70.01%
Non-Construction Costs		District Share	% of NCC	% of BIR
A. Legal Fees		\$ 155,000	8.34%	2.50%
B. Fiscal Agent Fees		\$ 124,000	6.67%	2.00%
C. Interest Costs				
1. Capitalized Interest (Average of 1 Year at 4.5%)		\$ 279,000	15.01%	4.50%
2. Developer Interest (Based on Construction Costs-2 Years at 4.5%)		\$ 390,674	21.01%	6.30%
D. Bond Discount		\$ 186,000	10.00%	3.00%
E. Creation Costs		\$ 75,000	4.03%	1.21%
F. Bond Issuance Costs		\$ 227,801	12.25%	3.67%
G. Organization and Operating Costs		\$ 100,000	5.38%	1.61%
H. Bond Application Reports		\$ 300,000	16.14%	4.84%
I. TCEQ Bond Issuance Fee		\$ 15,500	0.83%	0.25%
J. Attorney General Bond Issuance Fee		\$ 6,200	0.33%	0.10%
TOTAL NON-CONSTRUCTION COSTS		\$ 1,859,175	100.00%	29.99%
TOTAL BOND ISSUE REQUIREMENT		\$ 6,200,000		

(1) Reduced to 100.000% of the eligible costs for expected debt service revenue bond amount limitations

TABLE 10

DENTON COUNTY MUNICIPAL UTILITY DISTRICT No 15

DISTRICT PROJECTED ROAD BOND REQUIREMENTS

TABLE 10
DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO 15
PROJECTED ROAD BOND REQUIREMENTS
ROAD COSTS

Construction Costs	Total Eligible Costs	District Share of Costs ⁽¹⁾	% of CC	% of BIR
A. Facilities		100.00%		
1. Roadway System	\$ 2,338,707	\$ 2,338,707	82.64%	64.96%
2. Contingency	\$ 233,871	\$ 233,871	8.26%	6.50%
3. Engineering	\$ 257,258	\$ 257,258	9.09%	7.15%
TOTAL CONSTRUCTION COSTS	\$ 2,829,836	\$ 2,829,836	100.00%	78.61%
Non-Construction Costs		District Share	% of NCC	% of BIR
A. Legal Fees		\$ 90,000	11.69%	2.50%
B. Fiscal Agent Fees		\$ 72,000	9.35%	2.00%
C. Interest Costs			0.00%	0.00%
1. Capitalized Interest (Average of 1 Year at 4.5%)		\$ 162,000	21.03%	4.50%
2. Developer Interest (Based on Construction Costs-2 Years at 4.5%)		\$ 254,685	33.07%	7.07%
D. Bond Discount		\$ 108,000	14.02%	3.00%
E. Bond Issuance Costs		\$ 79,879	10.37%	2.22%
F. Attorney General Bond Issuance Fee		\$ 3,600	0.47%	0.10%
TOTAL NON-CONSTRUCTION COSTS		\$ 770,164	100.00%	21.39%
TOTAL BOND ISSUE REQUIREMENT		\$ 3,600,000		

(1) Reduced to 100.000% of the eligible costs for expected debt service revenue bond amount limitations

EXHIBIT 1 & 1A

DENTON COUNTY MUNICIPAL UTILITY DISTRICT No 15

LOCATION AND REGIONAL LOCATION MAPS

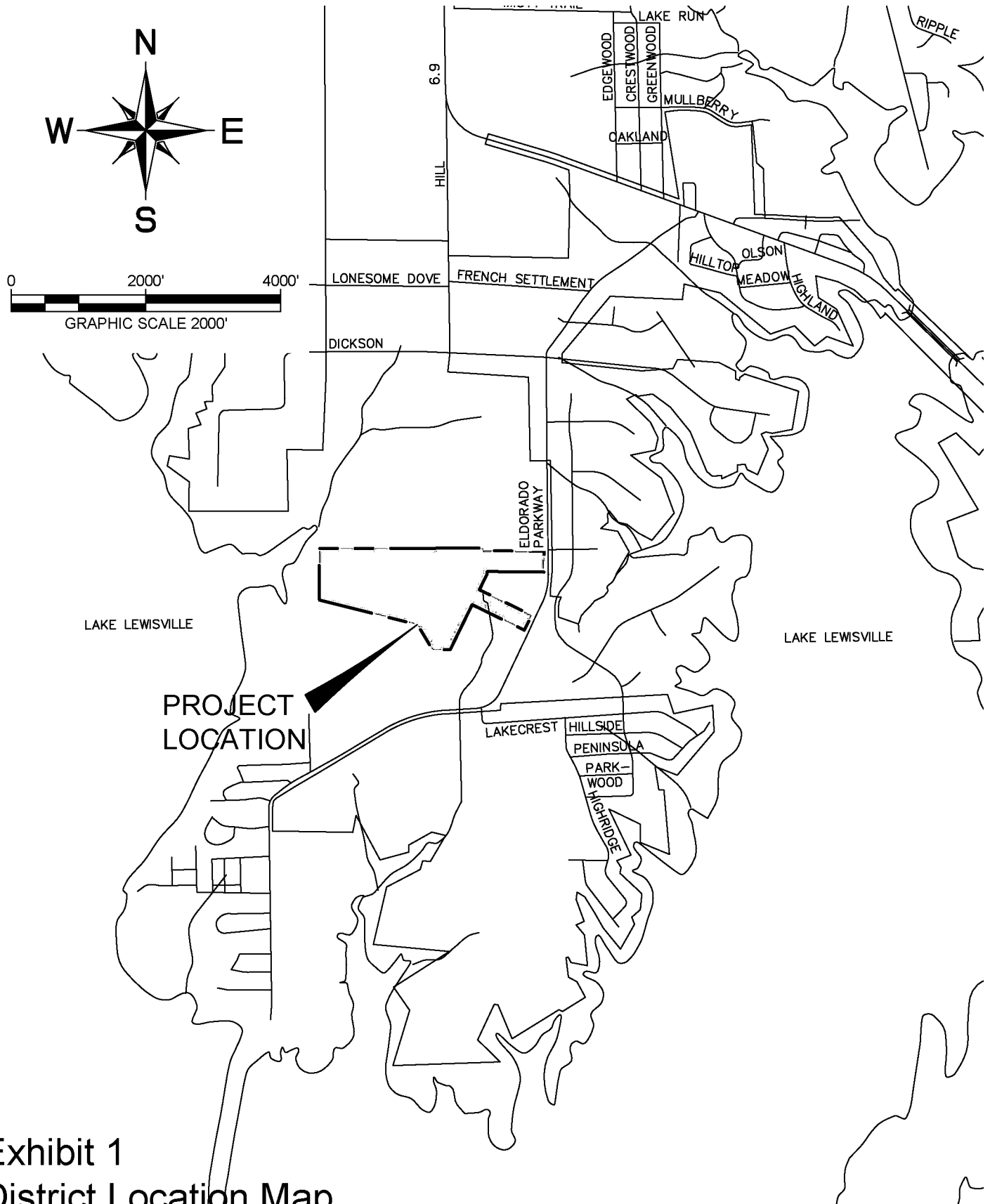


Exhibit 1 District Location Map Denton County Municipal Utility District No. 15

Town of Little Elm, Texas
November 2020

Kimley»Horn

13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, TX 75240
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

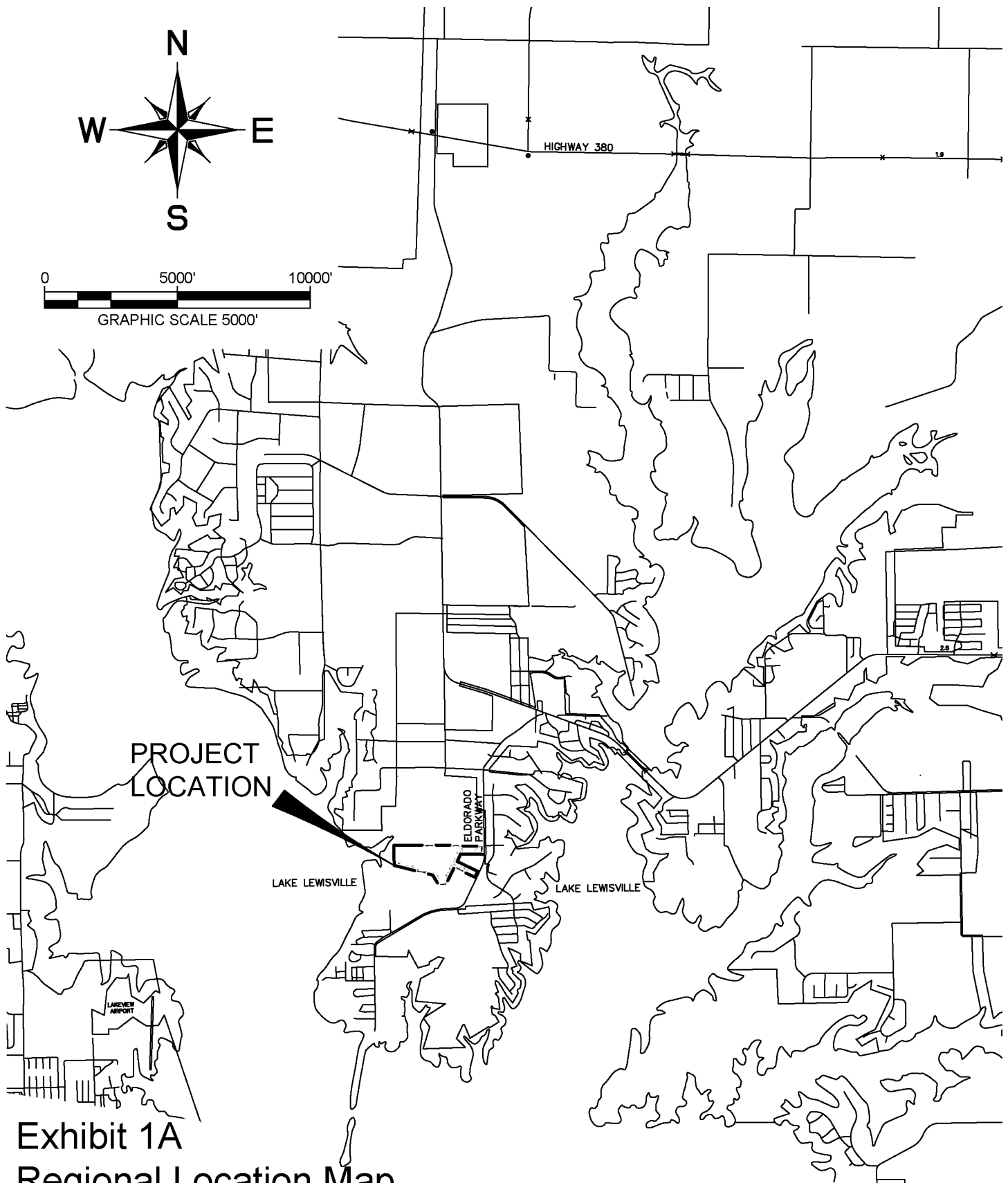


Exhibit 1A
Regional Location Map
Denton County Municipal
Utility District No. 15

Town of Little Elm, Texas
November 2020

Kimley»Horn

13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, TX 75240
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

EXHIBIT 2

DENTON COUNTY MUNICIPAL UTILITY DISTRICT No 15

LEGAL DESCRIPTION

70.146 ACRES
CHRISTOPHER C. DICKSON SURVEY, A-339
DENTON COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CHRISTOPHER C. DICKSON SURVEY, ABSTRACT NO. 339, DENTON COUNTY, TEXAS, BEING ALL OF LOTS 1-9, CARDINAL RIDGE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET P, PAGE 256, PLAT RECORDS, DENTON COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 4.83 ACRE TRACT OF LAND DESCRIBED IN DEED TO BRODERICK S. HARVEY AND MARY L. HARVEY, RECORDED IN VOLUME 5051, PAGE 4250, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

BEGINNING AT A CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 70.14 ACRE TRACT OF LAND DESCRIBED IN DEED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018-60177 REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND THE NORTHWEST CORNER OF SAID CARDINAL RIDGE ESTATES, SAME BEING THE NORTHWEST CORNER OF LOT 6;

THENCE NORTH 89 DEGREES 35 MINUTES 36 SECONDS EAST, WITH THE SOUTH LINE OF SAID CALLED 70.14 ACRE TRACT OF LAND AND THE NORTH LINE OF SAID CARDINAL RIDGE ESTATES, PASSING AT 593.96 FEET A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 6 AND THE NORTHWEST CORNER OF LOT 7, PASSING AT 1187.56 A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 7 AND THE NORTHWEST CORNER OF LOT 8, PASSING AT 1631.83 A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 8 AND THE NORTHWEST CORNER OF LOT 9, CONTINUING FOR A TOTAL DISTANCE OF 2430.18 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 9;

THENCE SOUTH 00 DEGREES 27 MINUTES 11 SECONDS EAST, WITH THE EAST LINE OF SAID LOT 9, A DISTANCE OF 36.98 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTH LINE OF AN INGRESS AND EGRESS EASEMENT, RECORDED IN DOCUMENT NO. 93-92181, DEED RECORDS, DENTON COUNTY, TEXAS, KNOWN AS CARDINAL RIDGE LANE, FOR THE SOUTHEAST CORNER OF SAID LOT 9;

THENCE SOUTH 89 DEGREES 47 MINUTES 56 SECONDS EAST, WITH THE NORTH LINE OF SAID INGRESS AND EGRESS EASEMENT AND THE NORTH LINE OF SAID CARDINAL RIDGE ESTATES, PASSING THE SOUTHEAST CORNER OF SAID CALLED 70.14 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO D. & C. VAN NGUYEN, RECORDED IN DOCUMENT NO. 93-30424, DEED RECORDS, DENTON COUNTY, TEXAS, CONTINUING WITH THE SOUTH LINE OF SAID NGUYEN TRACT FOR A DISTANCE OF 906.95 FEET TO A CAPPED IRON ROD

FOUND IN THE WEST RIGHT-OF-WAY LINE OF W. ELDORADO PARKWAY FOR THE NORTHEAST CORNER OF SAID INGRESS AND EGRESS EASEMENT AND THE SOUTHEAST CORNER OF SAID NGUYEN TRACT;

THENCE SOUTH 00 DEGREES 24 MINUTES 19 SECONDS WEST, WITH SAID RIGHT-OF-WAY, PASSING THE SOUTHEAST CORNER OF SAID INGRESS AND EGRESS EASEMENT, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 4.83 ACRE TRACT OF LAND DESCRIBED IN DEED TO BRODERICK S. HARVEY AND MARY L. HARVEY, RECORDED IN VOLUME 5051, PAGE 4250, DEED RECORDS, DENTON COUNTY, TEXAS, CONTINUING FOR A DISTANCE OF 309.57 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 4.83 ACRE TRACT OF LAND AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 4.660 ACRE TRACT OF LAND DESCRIBED IN DEED TO KRISTEN E. BYLER AND CRAIG BYLER, RECORDED IN DOCUMENT NO. 2015-128423, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 45 MINUTES 03 SECONDS WEST, WITH THE NORTH LINE OF SAID CALLED 4.660 ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID CALLED 4.83 ACRE TRACT OF LAND, A DISTANCE OF 840.31 FEET TO A CAPPED IRON ROD FOUND IN AN EASTERLY LINE OF LOT 1 OF SAID CARDINAL RIDGE ESTATES FOR THE NORTHWEST CORNER OF SAID CALLED 4.660 ACRE TRACT OF LAND AND THE SOUTHWEST CORNER OF SAID CALLED 4.83 ACRE TRACT OF LAND;

THENCE SOUTH 00 DEGREES 59 MINUTES 57 SECONDS WEST, WITH SAID EASTERLY LINE AND THE WEST LINE OF SAID CALLED 4.660 ACRE TRACT OF LAND, A DISTANCE OF 33.54 FEET TO A CAPPED IRON ROD FOUND FOR CORNER;

THENCE SOUTH 23 DEGREES 33 MINUTES 04 SECONDS WEST, CONTINUING WITH SAID EASTERLY LINE AND SAID WEST LINE, A DISTANCE OF 17.96 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 4.660 ACRE TRACT OF LAND AND THE NORTHWEST CORNER OF THAT CERTAIN CALLED 4.8956 ACRE TRACT OF LAND DESCRIBED IN DEED TO CRAIG J. BYLER AND WIFE, REBECCA J. BYLER, RECORDED IN VOLUME 4497, PAGE 3818, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 25 DEGREES 41 MINUTES 29 SECONDS WEST, CONTINUING WITH SAID EASTERLY LINE AND THE WEST LINE OF SAID CALLED 4.8956 ACRE TRACT OF LAND, A DISTANCE OF 245.82 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 4.8956 ACRE TRACT OF LAND IN A NORTHERLY LINE OF SAID LOT 1;

THENCE SOUTH 64 DEGREES 16 MINUTES 49 SECONDS EAST, WITH SAID NORTHERLY LINE AND THE SOUTH LINE OF SAID CALLED 4.8956 ACRE TRACT

OF LAND, A DISTANCE OF 862.58 FEET TO A CAPPED IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID CALLED 4.8956 ACRE TRACT OF LAND;

THENCE SOUTH 26 DEGREES 02 MINUTES 36 SECONDS WEST, WITH SAID RIGHT-OF-WAY AND THE MOST EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 245.68 FEET TO A CAPPED IRON ROD FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF THE REMAINDER OF THAT CERTAIN CALLED 5.143 ACRE TRACT OF LAND DESCRIBED IN DEED AS TRACT ONE TO CYNTHIA J. PLAGMAN, RECORDED IN DOCUMENT NO. 2010-39828, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 64 DEGREES 17 MINUTES 48 SECONDS WEST, WITH THE NORTH LINE OF SAID TRACT ONE AND A SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 860.82 FEET TO A CAPPED IRON ROD FOUND ON AN EASTERLY LINE OF SAID LOT 1 FOR THE NORTHWEST CORNER OF SAID TRACT ONE;

THENCE SOUTH 25 DEGREES 42 MINUTES 29 SECONDS WEST, WITH SAID EASTERLY LINE AND THE WEST LINE OF SAID TRACT ONE, PASSING THE SOUTHWEST CORNER OF SAID TRACT ONE, SAME BEING THE NORTHWEST CORNER OF THE REMAINDER OF THAT CERTAIN CALLED 5.169 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO IN DEED TO CYNTHIA J. PLAGMAN, RECORDED IN DOCUMENT NO. 2010-39828, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, CONTINUING WITH THE WEST LINE OF SAID TRACT TWO AND PASSING THE SOUTHWEST CORNER THEREOF, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 4.84 ACRE TRACT OF LAND DESCRIBED IN DEED TO GUARANTEE PARTNERS, LLC, RECORDED IN DOCUMENT NO. 2011-27769, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, CONTINUING THE WITH WEST LINE OF SAID CALLED 4.84 ACRE TRACT OF LAND FOR A TOTAL DISTANCE OF 737.20 FEET TO A CAPPED IRON ROD SET IN THE SOUTH LINE OF CARDINAL RIDGE ESTATES FOR THE SOUTHWEST CORNER OF SAID CALLED 4.84 ACRE TRACT OF LAND, THE MOST NORTHERLY NORTHWEST CORNER OF THAT CERTAIN CALLED 4.780 ACRE TRACT OF LAND DESCRIBED IN DEED TO HASSAN KHOSRAVI AND MOHTARAM FALLAHIAN, RECORDED IN DOCUMENT NO. 2011-5576, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 87 DEGREES 20 MINUTES 37 SECONDS WEST, WITH THE SOUTHERLY LINE OF SAID LOT 1 AND SAID CARDINAL RIDGE ESTATES AND THE NORTH LINE OF SAID CALLED 4.780 ACRE TRACT OF LAND, PASSING A CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 4.780 ACRE TRACT OF LAND AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 5.176 ACRE TRACT OF LAND DESCRIBED IN DEED TO JEFFREY SCOTT

EGGLESTON, RECORDED IN DOCUMENT NO. 96-61925, DEED RECORDS, DENTON COUNTY, TEXAS AT 5.42 FEET, CONTINUING WITH THE NORTH LINE OF SAID CALLED 5.176 ACRE TRACT OF LAND FOR A TOTAL DISTANCE OF 260.96 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF SAID LOT 1, THE NORTHWEST CORNER OF SAID CALLED 5.176 ACRE TRACT OF LAND, THE NORTHEAST CORNER OF THAT CERTAIN CALLED 4.885 ACRE TRACT OF LAND DESCRIBED AS TRACT 3 IN DEED TO BRODERICK S. HARVEY, RECORDED IN DOCUMENT NO. 2008-123813, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND THE MOST EASTERLY CORNER OF THAT CERTAIN CALLED 10.011 ACRE TRACT OF LAND DESCRIBED IN DEED TO ALFRED W. LEISTIKOW AND WIFE, JOAN E. LEISTIKOW, RECORDED IN DOCUMENT NO. 94-42633, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 31 DEGREES 16 MINUTES 47 SECONDS WEST, WITH THE SOUTHERLY LINE OF SAID LOT 1 AND SAID CARDINAL RIDGE ESTATES AND THE NORTH LINE OF SAID CALLED 10.011 ACRE TRACT OF LAND, A DISTANCE OF 441.82 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID LOT 1, THE SOUTHEAST CORNER OF LOT 2 AND THE NORTHEAST CORNER OF SAID CALLED 10.011 ACRE TRACT OF LAND;

THENCE NORTH 76 DEGREES 14 MINUTES 50 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 2 AND SAID CARDINAL RIDGE ESTATES AND THE NORTH LINE OF SAID CALLED 10.011 ACRE TRACT OF LAND, A DISTANCE OF 1496.73 FEET TO A 1/2-INCH IRON ROD FOUND IN THE WEST LINE OF SAID CARDINAL RIDGE ESTATES FOR THE SOUTHWEST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF SAID CALLED 10.011 ACRE TRACT OF LAND;

THENCE NORTH 00 DEGREES 41 MINUTES 37 SECONDS WEST, WITH THE WEST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID CARDINAL RIDGE ESTATES, A DISTANCE OF 171.07 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 5;

THENCE NORTH 00 DEGREES 48 MINUTES 27 SECONDS WEST, WITH THE WEST LINE OF LOT 5 AND THE WEST LINE OF SAID CARDINAL RIDGE ESTATES, PASSING AT 297.01 FEET A CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 5 AND THE SOUTHWEST CORNER OF SAID LOT 6, CONTINUING FOR A TOTAL DISTANCE OF 593.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 70.146 ACRES OF LAND, MORE OR LESS.

EXHIBIT 3

DENTON COUNTY MUNICIPAL UTILITY DISTRICT No 15

TRAVERSE COMPUTATIONS

Traverse Report

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----- Closure-----
Total Traverse Length = 10492.1400
Error in Closure = 0.00
Closure is one part in = Infinite
Error in North(Y) = 0.0000
Error in East(X) = 0.0000
Direction of Error = S
-----

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----- Traverse Control-----
Point of Beginning:
Point Name =
Northing = 5764.9625
Easting = 4989.5395
Point of Closure:
Point Name =
Northing = 5764.9685
Easting = 4989.5583
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----- Input Data-----

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Radius	Side	Delta Angle	Angle/Direction	Description	Distance
	1		N 89°35'36" E		2430.1800
	2		S 00°27'11" E		36.9800
	3		S 89°47'56" E		906.9500
	4		S 00°24'19" W		309.5700
	5		N 89°45'03" W		840.3100
	6		S 00°59'57" W		33.5400
	7		S 23°33'04" W		17.9600
	8		S 25°41'29" W		245.8200
	9		S 64°16'49" E		862.5800
	10		S 26°02'36" W		245.6800
	11		N 64°17'48" W		860.8200

	All American.txt	
12	S 25°42'29" W	737.2000
13	S 87°20'37" W	260.9600
14	N 31°16'47" W	441.8200
15	N 76°14'50" W	1496.7300
16	N 00°41'37" W	171.0700
17	N 00°48'27" W	593.9700

----- Traverse Data-----

Distance	Side	Direction	Angle
	Northring (Y)	Easting (X)	
	1	N 89°35'36" E	0°00'00"
2430.18	5782.2109	7419.6583	
	2	S 00°27'11" E	269°57'13"
36.98	5745.2321	7419.9507	
	3	S 89°47'56" E	90°39'15"
906.95	5742.0487	8326.8952	
	4	S 00°24'19" W	270°12'15"
309.57	5432.4864	8324.7054	
	5	N 89°45'03" W	269°50'38"
840.31	5436.1407	7484.4034	
	6	S 00°59'57" W	90°45'00"
33.54	5402.6058	7483.8185	
	7	S 23°33'04" W	202°33'07"
17.96	5386.1418	7476.6423	
	8	S 25°41'29" W	182°08'25"
245.82	5164.6230	7370.0735	
	9	S 64°16'49" E	90°01'42"
862.58	4790.2899	8147.1957	
	10	S 26°02'36" W	270°19'25"
245.68	4569.5557	8039.3297	
	11	N 64°17'48" W	269°39'36"
860.82	4942.9032	7263.6863	
	12	S 25°42'29" W	90°00'17"
737.20	4278.6742	6943.8995	
	13	S 87°20'37" W	241°38'08"
260.96	4266.5797	6683.2199	
	14	N 31°16'47" W	241°22'36"
441.82	4644.1779	6453.8196	
	15	N 76°14'50" W	135°01'57"
1496.73	5000.0000	5000.0000	
	16	N 00°41'37" W	255°33'13"

All American.txt

171.07		5171.0575	4997.9291	
	17	N 00°48'27" W		179°53'10"
593.97		5764.9685	4989.5583	

EXHIBIT 4

DENTON COUNTY MUNICIPAL UTILITY DISTRICT No 15

BOUNDARY MAP

70.146 ACRES
CHRISTOPHER C. DICKSON SURVEY, A-339
DENTON COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CHRISTOPHER C. DICKSON SURVEY, ABSTRACT NO. 339, DENTON COUNTY, TEXAS, BEING ALL OF LOTS 1-9, CARDINAL RIDGE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET P, PAGE 256, PLAT RECORDS, DENTON COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 4.83 ACRE TRACT OF LAND DESCRIBED IN DEED TO BRODERICK S. HARVEY AND MARY L. HARVEY, RECORDED IN VOLUME 5051, PAGE 4250, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

BEGINNING AT A CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 70.14 ACRE TRACT OF LAND DESCRIBED IN DEED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2019-80177 REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND THE NORTHWEST CORNER OF SAID CARDINAL RIDGE ESTATES, SAME BEING THE NORTHWEST CORNER OF LOT 6;

THENCE NORTH 89 DEGREES 35 MINUTES 36 SECONDS EAST, WITH THE SOUTH LINE OF SAID CALLED 70.14 ACRE TRACT OF LAND AND THE NORTH LINE OF SAID CARDINAL RIDGE ESTATES, PASSING AT 593.96 FEET A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 6 AND THE NORTHWEST CORNER OF LOT 7, PASSING AT 1187.56 A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 7 AND THE NORTHWEST CORNER OF LOT 8, PASSING AT 1631.83 A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 8 AND THE NORTHWEST CORNER OF LOT 9, CONTINUING FOR A TOTAL DISTANCE OF 2430.18 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 9;

THENCE SOUTH 00 DEGREES 27 MINUTES 11 SECONDS EAST, WITH THE EAST LINE OF SAID LOT 9, A DISTANCE OF 36.98 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTH LINE OF AN INGRESS AND EGRESS EASEMENT, RECORDED IN DOCUMENT NO. 93-92181, DEED RECORDS, DENTON COUNTY, TEXAS, KNOWN AS CARDINAL RIDGE LANE, FOR THE SOUTHEAST CORNER OF SAID LOT 9;

THENCE SOUTH 89 DEGREES 47 MINUTES 56 SECONDS EAST, WITH THE NORTH LINE OF SAID INGRESS AND EGRESS EASEMENT AND THE NORTH LINE OF SAID CARDINAL RIDGE ESTATES, PASSING THE SOUTHEAST CORNER OF SAID CALLED 70.14 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO D. & C. VAN NGUYEN, RECORDED IN DOCUMENT NO. 93-30424, DEED RECORDS, DENTON COUNTY, TEXAS, CONTINUING WITH THE SOUTH LINE OF SAID NGUYEN TRACT FOR A DISTANCE OF 309.95 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 4.83 ACRE TRACT OF LAND AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 4.660 ACRE TRACT OF LAND DESCRIBED IN DEED TO KRISTEN E. BYLER AND CRAIG BYLER, RECORDED IN DOCUMENT NO. 2015-128423, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 24 MINUTES 19 SECONDS WEST, WITH SAID RIGHT-OF-WAY, PASSING THE SOUTHEAST CORNER OF SAID INGRESS AND EGRESS EASEMENT, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 4.83 ACRE TRACT OF LAND DESCRIBED IN DEED TO BRODERICK S. HARVEY AND MARY L. HARVEY, RECORDED IN VOLUME 5051, PAGE 4250, DEED RECORDS, DENTON COUNTY, TEXAS, CONTINUING FOR A DISTANCE OF 309.57 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 4.83 ACRE TRACT OF LAND AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 4.660 ACRE TRACT OF LAND DESCRIBED IN DEED TO KRISTEN E. BYLER AND CRAIG BYLER, RECORDED IN DOCUMENT NO. 2015-128423, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 45 MINUTES 03 SECONDS WEST, WITH THE NORTH LINE OF SAID CALLED 4.660 ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID CALLED 4.83 ACRE TRACT OF LAND, A DISTANCE OF 840.31 FEET TO A CAPPED IRON ROD FOUND IN AN EASTERLY LINE OF LOT 1 OF SAID CARDINAL RIDGE ESTATES FOR THE NORTHWEST CORNER OF SAID CALLED 4.660 ACRE TRACT OF LAND AND THE SOUTHWEST CORNER OF SAID CALLED 4.83 ACRE TRACT OF LAND;

THENCE SOUTH 00 DEGREES 59 MINUTES 57 SECONDS WEST, WITH SAID EASTERLY LINE AND THE WEST LINE OF SAID CALLED 4.660 ACRE TRACT OF LAND, A DISTANCE OF 33.54 FEET TO A CAPPED IRON ROD FOUND FOR CORNER;

THENCE SOUTH 23 DEGREES 33 MINUTES 04 SECONDS WEST, CONTINUING WITH SAID EASTERLY LINE AND SAID WEST LINE, A DISTANCE OF 17.96 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 4.660 ACRE TRACT OF LAND AND THE NORTHWEST CORNER OF THAT CERTAIN CALLED 4.8956 ACRE TRACT OF LAND DESCRIBED IN DEED TO CRAIG J. BYLER AND WIFE, REBECCA J. BYLER, RECORDED IN VOLUME 4487, PAGE 3818, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 25 DEGREES 41 MINUTES 29 SECONDS WEST, CONTINUING WITH SAID EASTERLY LINE AND THE WEST LINE OF SAID CALLED 4.8956 ACRE TRACT OF LAND, A DISTANCE OF 245.82 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 4.8956 ACRE TRACT OF LAND IN A NORTHERLY LINE OF SAID LOT 1;

THENCE SOUTH 64 DEGREES 16 MINUTES 49 SECONDS EAST, WITH SAID NORTHERLY LINE AND THE SOUTH LINE OF SAID CALLED 4.8956 ACRE TRACT OF LAND, A DISTANCE OF 862.58 FEET TO A CAPPED IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID DORADO PARKWAY FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID CALLED 4.8956 ACRE TRACT OF LAND;

THENCE SOUTH 26 DEGREES 02 MINUTES 36 SECONDS WEST, WITH SAID RIGHT-OF-WAY AND THE MOST EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 245.88 FEET TO A CAPPED IRON ROD FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF THE REMAINDER OF THAT CERTAIN CALLED 5.143 ACRE TRACT OF LAND DESCRIBED IN DEED AS TRACT ONE TO CYNTHIA J. PLAGMAN, RECORDED IN DOCUMENT NO. 2010-39828, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 64 DEGREES 17 MINUTES 48 SECONDS WEST, WITH THE NORTH LINE OF SAID TRACT ONE AND A SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 860.82 FEET TO A CAPPED IRON ROD FOUND ON AN EASTERLY LINE OF SAID LOT 1 FOR THE NORTHWEST CORNER OF SAID TRACT ONE;

THENCE SOUTH 25 DEGREES 42 MINUTES 29 SECONDS WEST, WITH SAID EASTERLY LINE AND THE WEST LINE OF SAID TRACT ONE, PASSING THE SOUTHWEST CORNER OF SAID TRACT ONE, SAME BEING THE NORTHWEST CORNER OF THE REMAINDER OF THAT CERTAIN CALLED 5.169 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO IN DEED TO CYNTHIA J. PLAGMAN, RECORDED IN DOCUMENT NO. 2010-39828, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, CONTINUING WITH THE WEST LINE OF SAID TRACT TWO AND PASSING THE SOUTHWEST CORNER THEREOF, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 4.84 ACRE TRACT OF LAND DESCRIBED IN DEED TO GUARANTEE PARTNERS, LLC, RECORDED IN DOCUMENT NO. 2011-27769, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, CONTINUING THE WITH WEST LINE OF SAID CALLED 4.84 ACRE TRACT OF LAND FOR A TOTAL DISTANCE OF 737.20 FEET TO A CAPPED IRON ROD SET IN THE SOUTH LINE OF CARDINAL RIDGE ESTATES FOR THE SOUTHWEST CORNER OF SAID CALLED 4.84 ACRE TRACT OF LAND, THE MOST NORTHERLY NORTHWEST CORNER OF THAT CERTAIN CALLED 4.780 ACRE TRACT OF LAND DESCRIBED IN DEED TO HASSAN KHOSRAVI AND MOHTARAM FALLAHIAN, RECORDED IN DOCUMENT NO. 2011-5676, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 87 DEGREES 20 MINUTES 37 SECONDS WEST, WITH THE SOUTHERLY LINE OF SAID LOT 1 AND SAID CARDINAL RIDGE ESTATES AND THE NORTH LINE OF SAID CALLED 4.780 ACRE TRACT OF LAND, PASSING A CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 4.780 ACRE TRACT OF LAND AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 5.176 ACRE TRACT OF LAND DESCRIBED IN DEED TO JEFFREY SCOTT EGLESTON, RECORDED IN DOCUMENT NO. 96-61925, DEED RECORDS, DENTON COUNTY, TEXAS AT 5.42 FEET, CONTINUING WITH THE NORTH LINE OF SAID CALLED 5.176 ACRE TRACT OF LAND FOR A TOTAL DISTANCE OF 280.96 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF SAID LOT 1, THE NORTHWEST CORNER OF SAID CALLED 5.176 ACRE TRACT OF LAND, THE NORTHEAST CORNER OF THAT CERTAIN CALLED 4.885 ACRE TRACT OF LAND DESCRIBED AS TRACT 3 IN DEED TO BRODERICK S. HARVEY, RECORDED IN DOCUMENT NO. 2008-123813, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND THE MOST EASTERLY CORNER OF THAT CERTAIN CALLED 10.011 ACRE TRACT OF LAND DESCRIBED IN DEED TO ALFRED W. LEISTIKOW AND WIFE, JOAN E. LEISTIKOW, RECORDED IN DOCUMENT NO. 94-42633, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 31 DEGREES 16 MINUTES 47 SECONDS WEST, WITH THE SOUTHERLY LINE OF SAID LOT 1 AND SAID CARDINAL RIDGE ESTATES AND THE NORTH LINE OF SAID CALLED 10.011 ACRE TRACT OF LAND, A DISTANCE OF 441.82 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID LOT 1, THE SOUTHEAST CORNER OF LOT 2 AND THE NORTHEAST CORNER OF SAID CALLED 10.011 ACRE TRACT OF LAND;

THENCE NORTH 76 DEGREES 14 MINUTES 50 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 2 AND SAID CARDINAL RIDGE ESTATES AND THE NORTH LINE OF SAID CALLED 10.011 ACRE TRACT OF LAND, A DISTANCE OF 1486.73 FEET TO A 1/2-INCH IRON ROD FOUND IN THE WEST LINE OF SAID CARDINAL RIDGE ESTATES FOR THE SOUTHWEST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF SAID CALLED 10.011 ACRE TRACT OF LAND;

THENCE NORTH 00 DEGREES 41 MINUTES 37 SECONDS WEST, WITH THE WEST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID CARDINAL RIDGE ESTATES, A DISTANCE OF 171.07 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 5;

THENCE NORTH 00 DEGREES 48 MINUTES 27 SECONDS WEST, WITH THE WEST LINE OF LOT 5 AND THE WEST LINE OF SAID CARDINAL RIDGE ESTATES, PASSING AT 297.01 FEET A CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 5 AND THE SOUTHWEST CORNER OF SAID LOT 6, CONTINUING FOR A TOTAL DISTANCE OF 593.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 70.146 ACRES OF LAND, MORE OR LESS.

NOTE: THIS SURVEY WAS PREPARED IN CONNECTION WITH GF #1002-271991-RTT, INSURED BY FIRST AMERICAN TITLE INSURANCE COMPANY. THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN SUCH TITLE INSURANCE COMMITMENT OR ANY EXCEPTIONS THAT HAVE BEEN NOTED HEREIN.

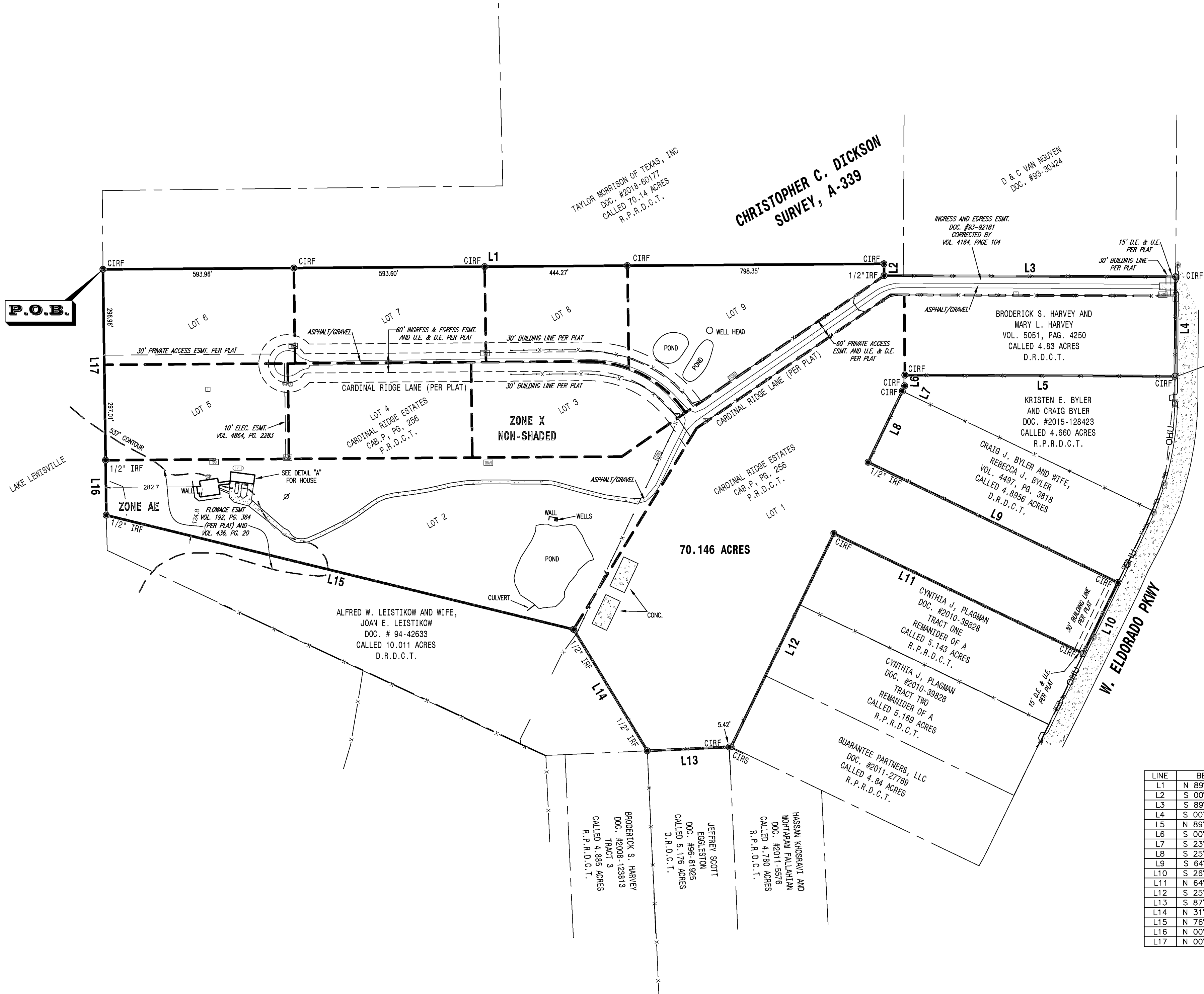
SURVEYOR'S CERTIFICATE

TO THE BLACK HILLS INVESTMENTS, LLC, BRODERICK HARVEY A/K/A BRODERICK S. HARVEY, MARY HARVEY A/K/A MARY L. HARVEY, BRODERICK STEVE HARVEY, TRUSTEE OF THE BRODERICK STEVE HARVEY REVOCABLE TRUST, FIRST AMERICAN COMPANY, REPUBLIC TITLE OF TEXAS, INC., THE SANCTUARY TEXAS LLC, A TEXAS LIMITED LIABILITY COMPANY, INDEPENDENT BANK;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11, 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 22, 2019.

DATE OF PLAT OF MAP: JULY 24, 2019
REVISION DATE: AUGUST 6, 2019

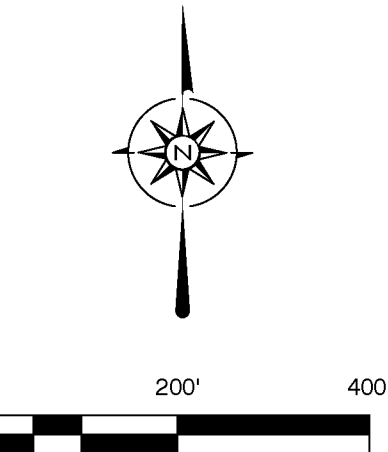
J.E. Thompson
JOHN E. THOMPSON, II
REGISTRATION NO. 4857



LINE	BEARING	DISTANCE
L1	N 89°35'36" E	2430.18'
L2	S 00°27'11" E	36.98'
L3	S 89°47'56" E	906.95'
L4	S 00°24'19" W	309.57'
L5	N 89°45'03" W	840.31'
L6	S 00°59'57" W	33.54'
L7	S 23°33'04" W	17.96'
L8	S 25°41'29" W	245.82'
L9	S 64°16'49" E	862.58'
L10	S 26°02'36" W	245.68'
L11	N 64°17'48" W	860.82'
L12	S 25°42'29" W	737.20'
L13	S 87°20'37" W	260.96'
L14	N 31°16'47" W	441.82'
L15	N 76°14'50" W	1486.73'
L16	N 00°41'57" W	171.07'
L17	N 00°48'27" W	593.97'

DETAIL "A"

1"=30'



LINETYPE LEGEND	
PROPERTY LINE	---
EASEMENT LINES	---
DEED LOT LINES	---
ADJACENT LINES	---
OVERHEAD UTILITY	---
ASPHALT ROAD	---
GRAVEL ROAD	---
WIRE FENCE LINES	---

LEGEND	
● = PROPERTY CORNER	CM = CONTROL MONUMENT
⬇ = BENCHMARK	* = BEARING BASIS
① = TELEPHONE/UTILITY RISER (TAUR)	FF = FINISHED FLOOR
② = BURIED CABLE MARKER (BCM)	MFPC = METAL FENCE CORNER POST
③ = TELEPHONE MANHOLE (TMH)	MFPC = METAL FENCE CORNER POST
④ = POWER/UTILITY POLE (PP/UP)	() = PLAT/DEED CALLS
⑤ = LIGHT POLE (LP)	P.B. = POINT OF BEGINNING
⊥ = GUY WIRE (GW)	R.O.W. = RIGHT-OF-WAY
Ⓜ = ELECTRIC VAULT (VLT)	D.E. = DRAINAGE EASEMENT
Ⓜ = ELECTRIC TRANSFORMER (TRAN)	E.E. = ELECTRIC EASEMENT
Ⓜ = WATER METER (WM)	U.E. = UTILITY EASEMENT
Ⓜ = WATER VALVE (WV)	W.E. = WATER EASEMENT
Ⓜ = FIRE HYDRANT (FH)	P.U.E. = PUBLIC UTILITY EASEMENT
Ⓜ = WATER MANHOLE (WMH)	B.L. = BUILDING SETBACK LINE
Ⓜ = BURIED PIPELINE MARKER (BPM)	A.E. = ACCESS EASEMENT
Ⓜ = GAS METER (GM)	F.L.E. = FIRELANE EASEMENT
Ⓜ = GAS VALVE/TEST STATION (GV/TS)	S.W.E. = SIDEWALK EASEMENT
Ⓜ = GAS WELL HEAD (WH)	S.S.E. = SANITARY SEWER EASEMENT
Ⓜ = PROPANE TANK (PT)	IRF = IRON ROD FOUND
Ⓜ = SEPTIC CLEANOUT (C/O)	CIRF = CAPPED IRON ROD FOUND
Ⓜ = SEPTIC LID (SEPT)	CIRS = CAPPED IRON ROD SET
Ⓜ = SANITARY SEWER MANHOLE (SSMH)	PKF = PK NAIL FOUND
Ⓜ = STORM DRAIN MANHOLE (SDMH)	PKS = PK NAIL SET
Ⓜ = SIGN	(SIGN) = CONCRETE SURFACE
Ⓜ = FLAGPOLE (FP)	(FP) = ASPHALT SURFACE
Ⓜ = MAILBOX (MB)	(MB) = GRAVEL SURFACE
Ⓜ = ABSTRACT CORNER	

NOTES ADDRESSING SCHEDULE B EXCEPTIONS

(PURSUANT TO COMMITMENT FOR TITLE INSURANCE, GF NO. 1002-271991-RTT, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.)

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

VOLUME 436, PAGE 20, VOLUME 3114, PAGE 433, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.
CABINET P, SLIDE 255, PLAT RECORDS OF DENTON COUNTY, TEXAS.

10e. EASEMENT AS AWARDED TO UNITED STATES OF AMERICA IN CONDEMNATION PROCEEDINGS IN THE UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF TEXAS, UNDER CAUSE NO. 1319, FILED 03/18/1958, RECORDED IN VOLUME 436, PAGE 20, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

DOES AFFECT THE SUBJECT TRACT AS SHOWN.

10e. EASEMENT GRANTED BY MRS. MILDRED TIPTON TO TEXAS POWER & LIGHT COMPANY, FILED 06/25/1952, RECORDED IN VOLUME 378, PAGE 64, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

UNABLE TO BE LOCATED BY DESCRIPTION.

10h. EASEMENT GRANTED BY LING ELECTRIC, INC. PROFIT SHARING TRUST TO SOUTHWESTERN BELL TELEPHONE COMPANY, FILED 07/12/1972, RECORDED IN VOLUME 650, PAGE 434, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

UNABLE TO BE LOCATED BY DESCRIPTION.

10i. EASEMENT GRANTED BY DAK INVESTMENTS TO PREMIER DESIGNS, INC., FILED 12/21/1993, RECORDED IN C0# 93-R0092191, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AS CORRECTED BY INSTRUMENT FILED 09/28/1998, RECORDED IN VOLUME 4164, PAGE 104, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (AFFECTS LOT 2)

DOES AFFECT AS SHOWN AND BY RIGHTS OF INGRESS AND EGRESS.

10j. EASEMENT GRANTED BY THE BRODERICK STEVE HARVEY REVOCABLE TRUST TO DENTON COUNTY ELECTRIC COOPERTIVE, INC., FILED 06/22/2001, RECORDED IN VOLUME 4864, PAGE 2283, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

DOES AFFECT AS SHOWN AND BY RIGHTS OF INGRESS AND EGRESS.

10j. THE FOLLOWING EASEMENTS AND/OR BUILDING LINES, AS SHOWN ON PLAT RECORDED IN CABINET P, SLIDE 256, PLAT RECORDS, DENTON COUNTY, TEXAS.

- 30' BUILDING LINE (AFFECTS ALL LOTS)
- 30' INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT (AFFECTS LOTS 3, 8 AND 9)
- VARIABLE WIDTH INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT (AFFECTS LOTS 4, 5, 6 AND 7)
- 30' PRIVATE ACCESS EASEMENT (AFFECTS LOT 6)
- 15' DRAINAGE AND UTILITY EASEMENT (AFFECTS LOTS 1 AND 2)
- 60' PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (AFFECTS LOT 2)
- FLOWAGE EASEMENT, (AFFECTS LOTS 2 AND 5)

DO AFFECT AS SHOWN.

GENERAL NOTES:

1. BEARING BASIS ARE DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL NAD 83.

2. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.

3. NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.

4. NO MARKERS INDICATING A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.

5. FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN AND A PORTION OF THIS PROPERTY IS WITHIN "ZONE AE - BFE=637" DEFINED AS AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN IN PANEL 0415 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISPELLINGS OR ANY ERRORS ON THE SURVEY REPORT. AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.

ALTA/NSPS LAND TITLE SURVEY
70.146 ACRES
IN THE CHRISTOPHER C. DICKSON SURVEY
ABSTRACT NO. 339
DENTON COUNTY, TEXAS

	111 N. DIXON ST. GAINESVILLE, TX 76240 PH. 340-665-9105
DRAWN BY: T.A.R./K.O.A.	DATE: 07/24/2019
JOB NO. 190209	SCALE: 1"= 200'
PAGE: 1 OF 1	TBPLS FIRM NO. 10049000

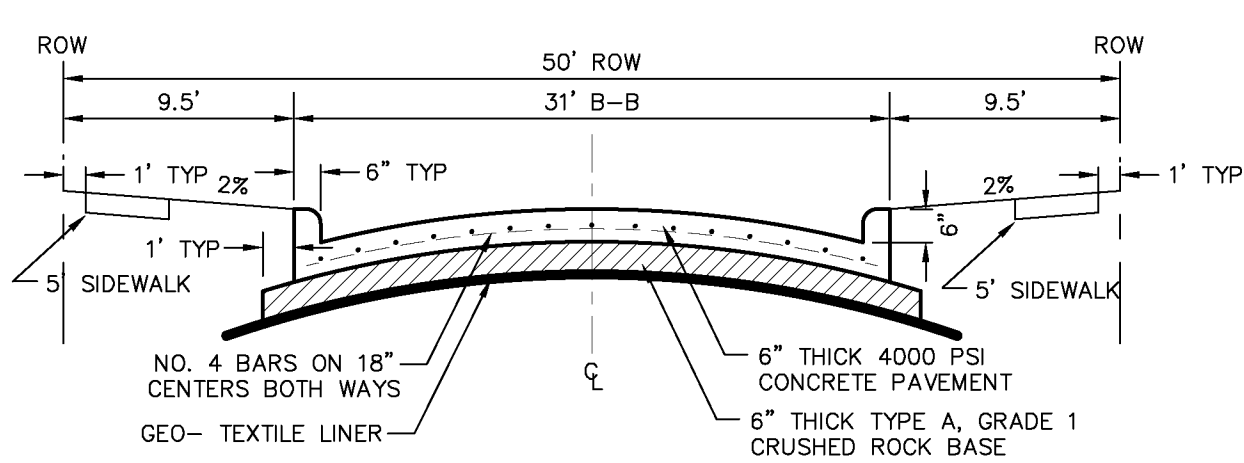
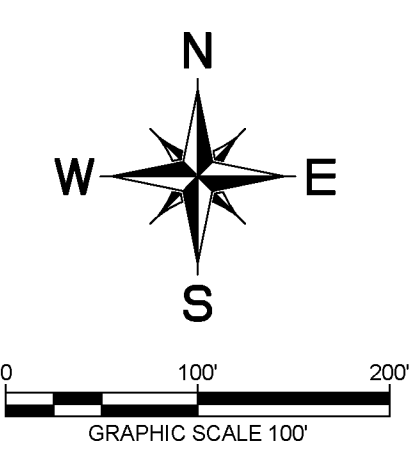
EXHIBIT 5

DENTON COUNTY MUNICIPAL UTILITY DISTRICT No 15

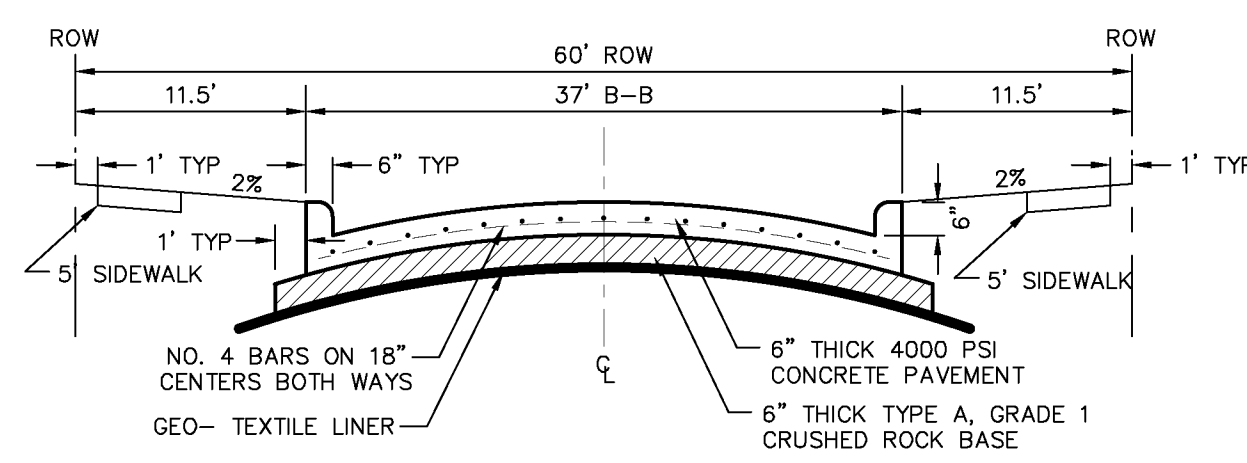
PROPOSED DEVELOPMENT PLAN

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

DATE: 11/22/2019 10:56 AM
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC.
LAST SAVED: 11/22/2019 10:56 AM



TYPICAL STREET SECTION 31' B-B
NTS



TYPICAL STREET SECTION 37' B-B
NTS

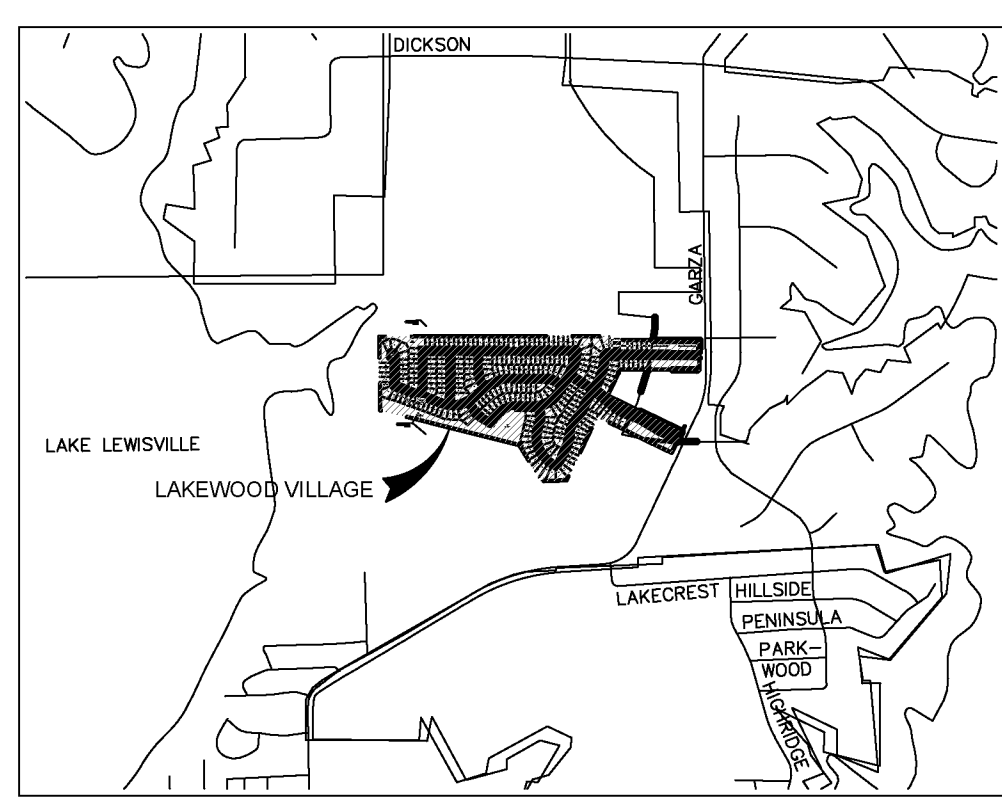
NOTICE

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

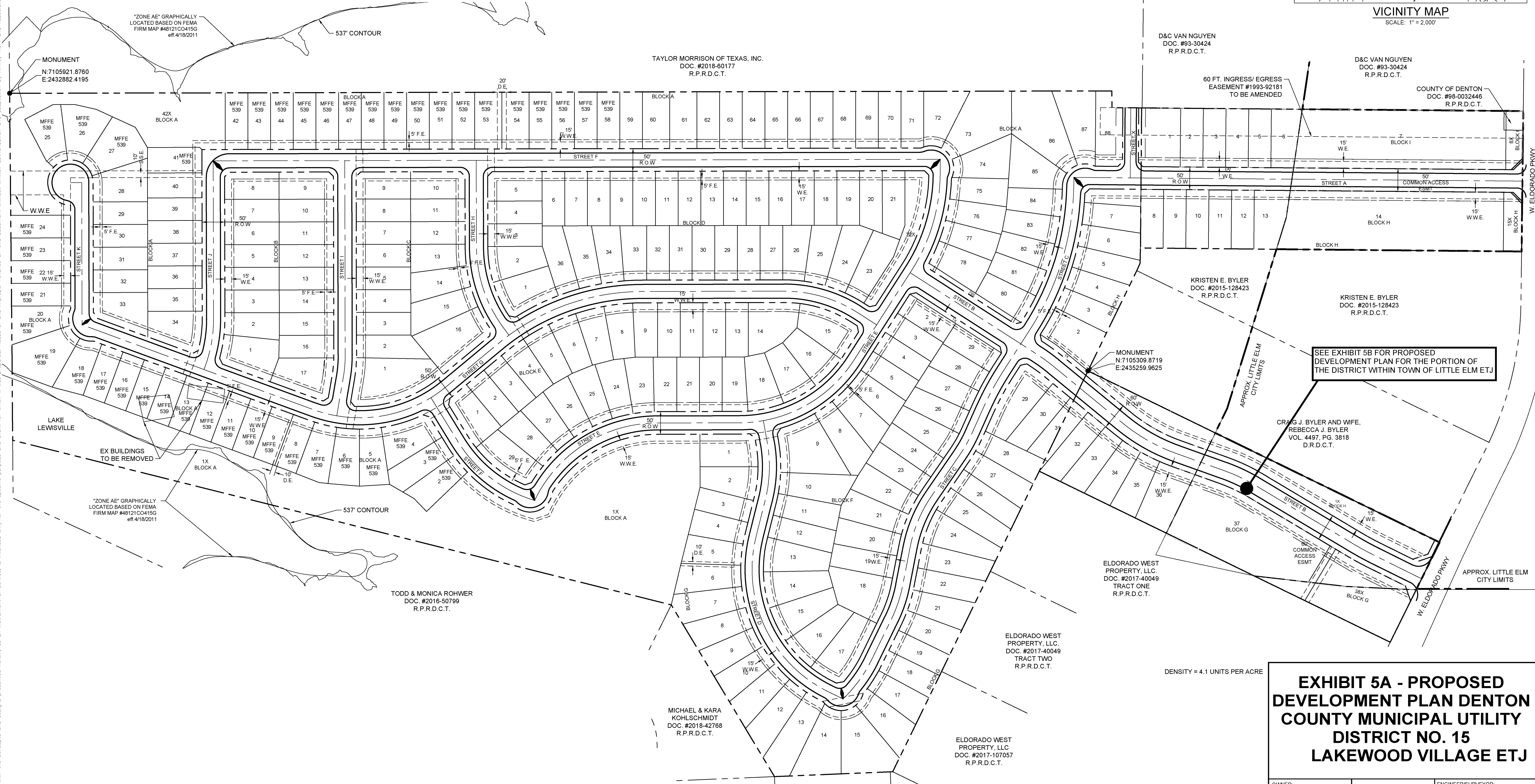
2. PLACEMENT OF STREET TREES SHALL NOT INTERFERE WITH THE PLACEMENT OF TRAFFIC CONTROL DEVICES OR VISIBILITY AT INTERSECTIONS. EXISTING AND FUTURE TRAFFIC CONTROL DEVICES MAY REQUIRE THE REMOVAL OR PRECLUDE THE PLANTING OF STREET TREES.

SITE LEGEND

---	BOUNDARY LINE
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	STREET CENTERLINE
---	APPROX. CITY LIMITS
---	STREET NAME CHANGE
---	SANITARY SEWER EASEMENT
---	DRAINAGE EASEMENT
---	UTILITY EASEMENT
---	FRANCHISE UTILITY EASEMENT
---	RIGHT-OF-WAY



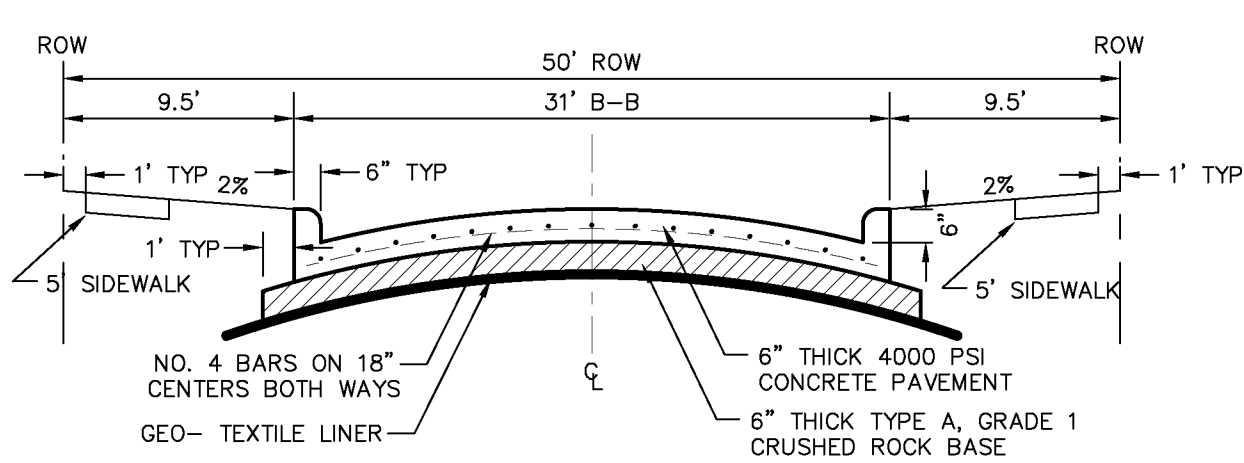
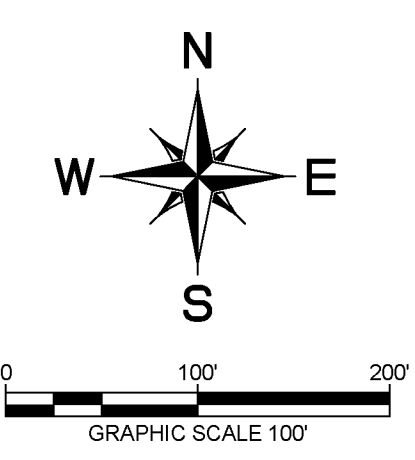
VICINITY MAP
SCALE: 1" = 2,000'



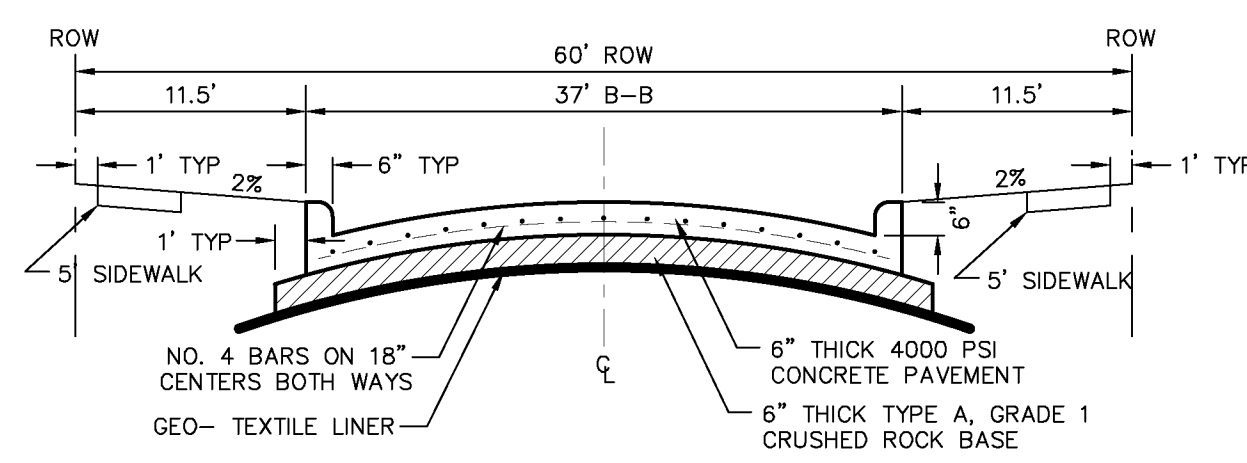
**EXHIBIT 5A - PROPOSED
DEVELOPMENT PLAN DENTON
COUNTY MUNICIPAL UTILITY
DISTRICT NO. 15
LAKEWOOD VILLAGE ETJ**

OWNER: The Sanctuary Texas, LLC 220 Lake Trail Court Double Oak, TX 75077 Contact: Marlon McMakin			ENGINEER/SURVEYOR: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: JASON M. KAISER, P.E.			
DESIGNED BES	DRAWN JCC	CHECKED JMK	SCALE AS SHOWN	DATE October 19	KH PROJECT NO. 064548200	P-1

PLATTEN BY: NICHOLAS K. HORN, L.S., A.S. DATE: 11/22/2019 10:56 AM
DRAWN BY: KIMLEY-HORN & ASSOCIATES, INC. DATE: 11/22/2019 10:56 AM
LAST SAVED: 11/22/2019 10:56 AM
This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



TYPICAL STREET SECTION 31' B-B
NTS



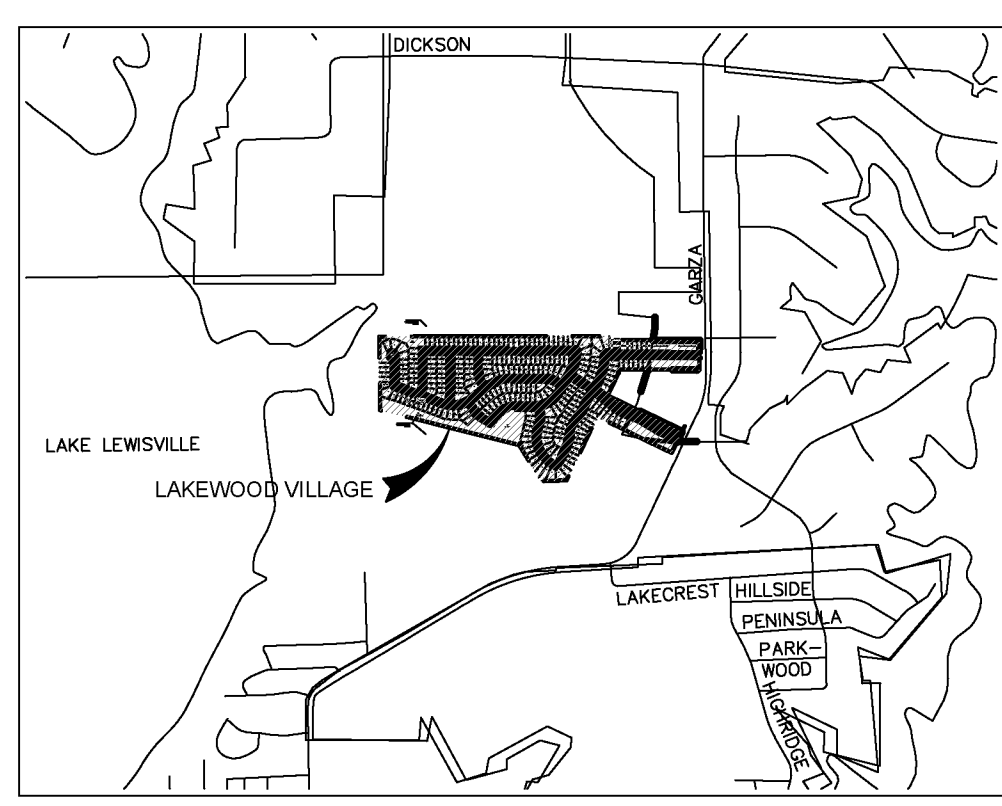
TYPICAL STREET SECTION 37' B-B
NTS

NOTICE

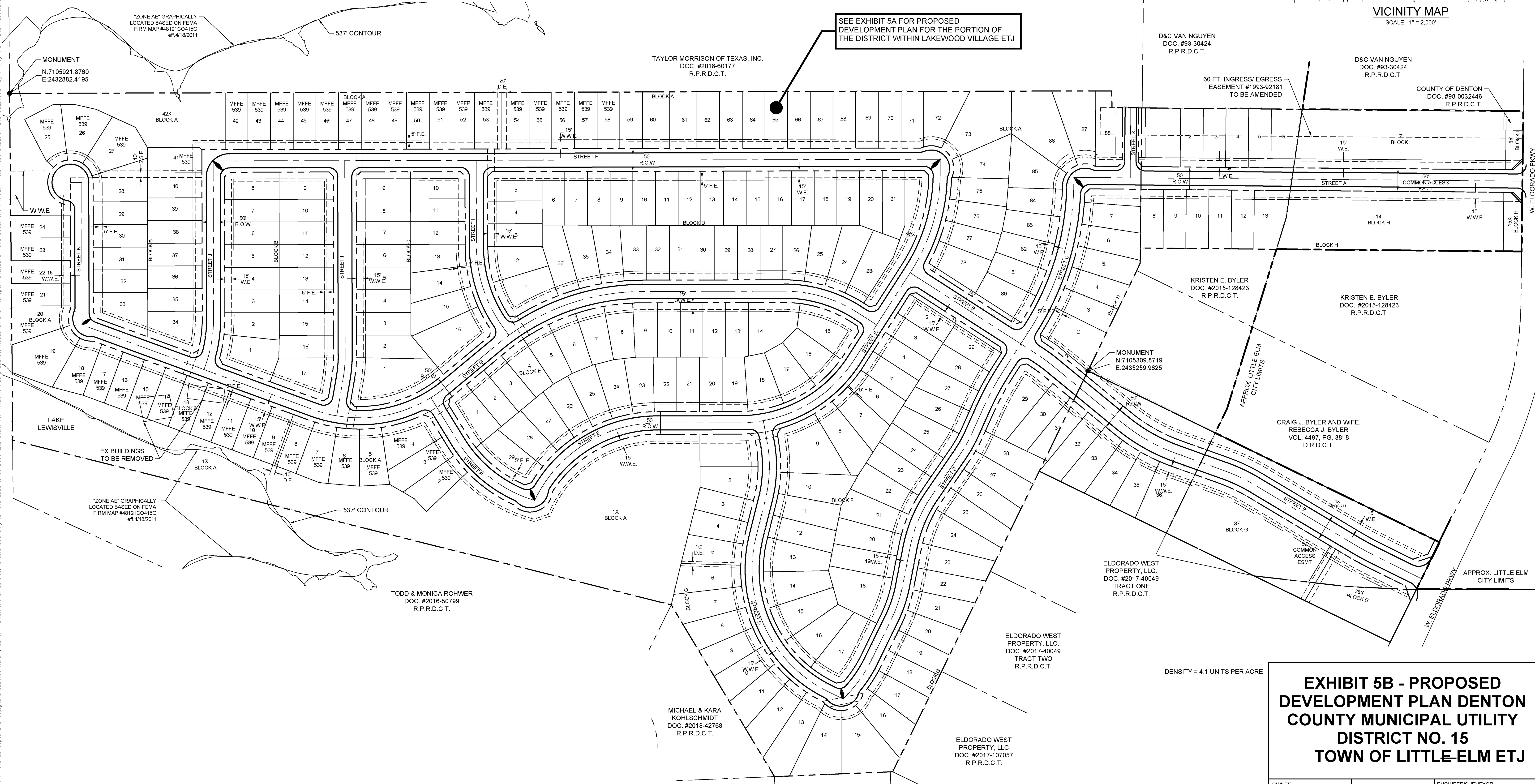
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. PLACEMENT OF STREET TREES SHALL NOT INTERFERE WITH THE PLACEMENT OF TRAFFIC CONTROL DEVICES OR VISIBILITY AT INTERSECTIONS. EXISTING AND FUTURE TRAFFIC CONTROL DEVICES MAY REQUIRE THE REMOVAL OR PRECLUDE THE PLANTING OF STREET TREES.

SITE LEGEND

---	BOUNDARY LINE
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	STREET CENTERLINE
---	APPROX. CITY LIMITS
---	STREET NAME CHANGE
W.W.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	UTILITY EASEMENT
F.E.	FRANCHISE UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY



VICINITY MAP
SCALE: 1" = 2,000'



MONUMENT
N:7105921.8760
E:2432882.4195

"ZONE AE" GRAPHICALLY
LOCATED BASED ON FEMA
FIRM MAP #48121C0415G
eff. 4/18/2011

537' CONTOUR

TAYLOR MORRISON OF TEXAS, INC.
DOC. #2018-60177
R.P.R.D.C.T.

SEE EXHIBIT 5A FOR PROPOSED
DEVELOPMENT PLAN FOR THE PORTION OF
THE DISTRICT WITHIN LAKEWOOD VILLAGE ETJ

D&C VAN NGUYEN
DOC. #93-30424
R.P.R.D.C.T.

D&C VAN NGUYEN
DOC. #93-30424
R.P.R.D.C.T.

COUNTY OF DENTON
DOC. #98-0032446
R.P.R.D.C.T.

60 FT. INGRESS/ EGRESS
EASEMENT #1993-92181
TO BE AMENDED

KRISTEN E. BYLER
DOC. #2015-128423
R.P.R.D.C.T.

KRISTEN E. BYLER
DOC. #2015-128423
R.P.R.D.C.T.

MONUMENT
N:7105309.8719
E:2435259.9625

CRAIG J. BYLER AND WIFE,
REBECCA J. BYLER
VOL. 4497, PG. 3818
D.R.D.C.T.

ELDORADO WEST
PROPERTY, LLC.
DOC. #2017-40049
TRACT ONE
R.P.R.D.C.T.

ELDORADO WEST
PROPERTY, LLC.
DOC. #2017-40049
TRACT TWO
R.P.R.D.C.T.

ELDORADO WEST
PROPERTY, LLC
DOC. #2017-107057
R.P.R.D.C.T.

MICHAEL & KARA
KOHLSCHMIDT
DOC. #2018-42768
R.P.R.D.C.T.

TODD & MONICA ROHWER
DOC. #2008-78332
TRACT 3
R.P.R.D.C.T.

MITCH DUDDLEY
ENTERPRISES, INC.
DOC. #2018-28970
R.P.R.D.C.T.

MITCH DUDDLEY
ENTERPRISES, INC.
DOC. #2019-12560
R.P.R.D.C.T.

TODD & MONICA ROHWER
DOC. #2016-50799
R.P.R.D.C.T.

DENSITY = 4.1 UNITS PER ACRE

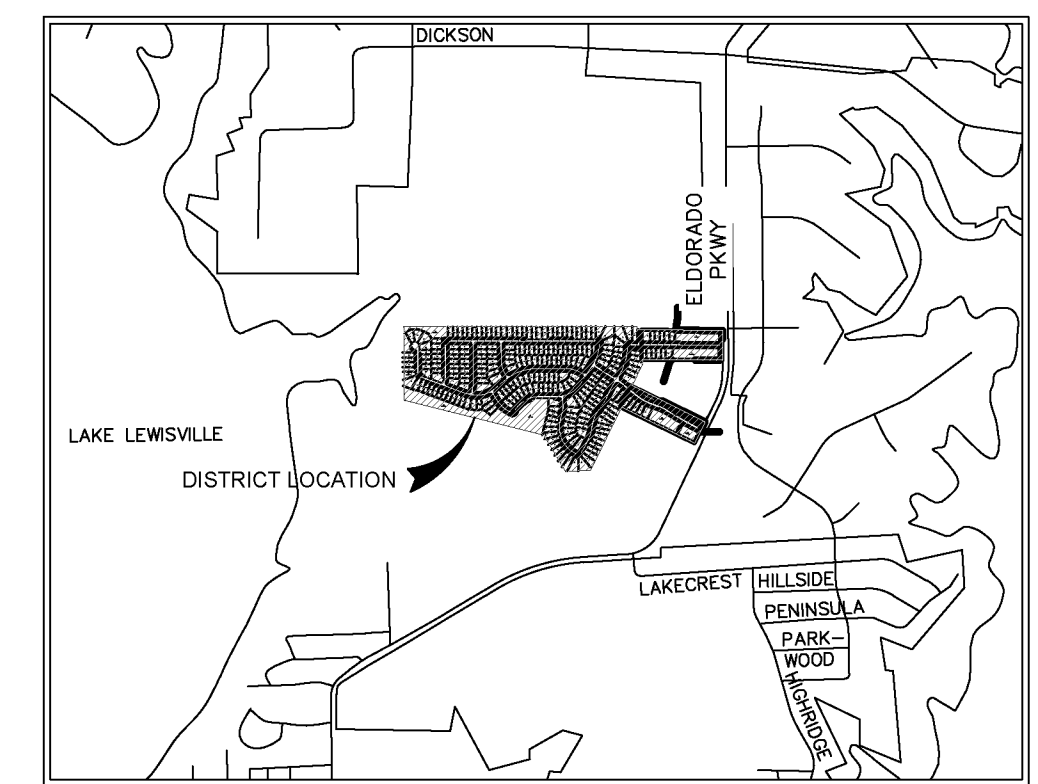
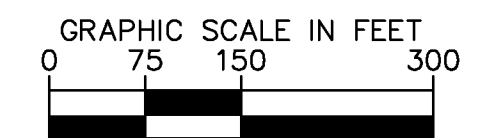
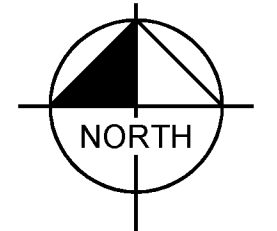
**EXHIBIT 5B - PROPOSED
DEVELOPMENT PLAN DENTON
COUNTY MUNICIPAL UTILITY
DISTRICT NO. 15
TOWN OF LITTLE-ELM ETJ**

OWNER: The Sanctuary Texas, LLC 220 Lake Trail Court Double Oak, TX 75077 Contact: Marlon McMakin		The Sanctuary Texas, LLC 220 Lake Trail Court Double Oak, TX 75077 Contact: Marlon McMakin		ENGINEER/SURVEYOR: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: JASON M. KAISER, P.E.	
DESIGNED BES	DRAWN JCC	CHECKED JMK	SCALE AS SHOWN	DATE October 19	KH PROJECT NO. 064548200

EXHIBIT 6

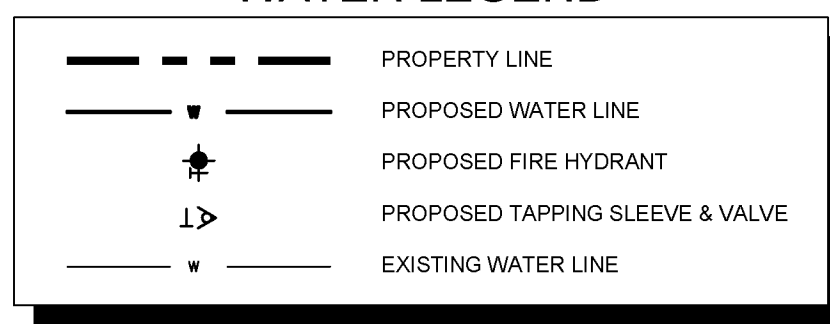
DENTON COUNTY MUNICIPAL UTILITY DISTRICT No 15

WATER DISTRIBUTION SYSTEM

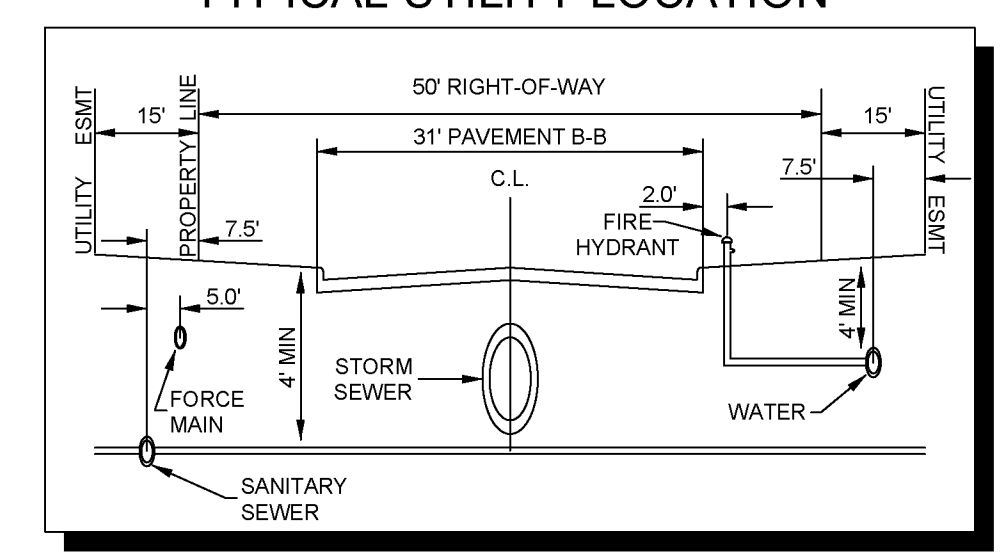


VICINITY MAP
SCALE: 1" = 2,000'

WATER LEGEND



TYPICAL UTILITY LOCATION



NOTES

1. ALL WATERLINES ARE 8" UNLESS OTHERWISE NOTED.

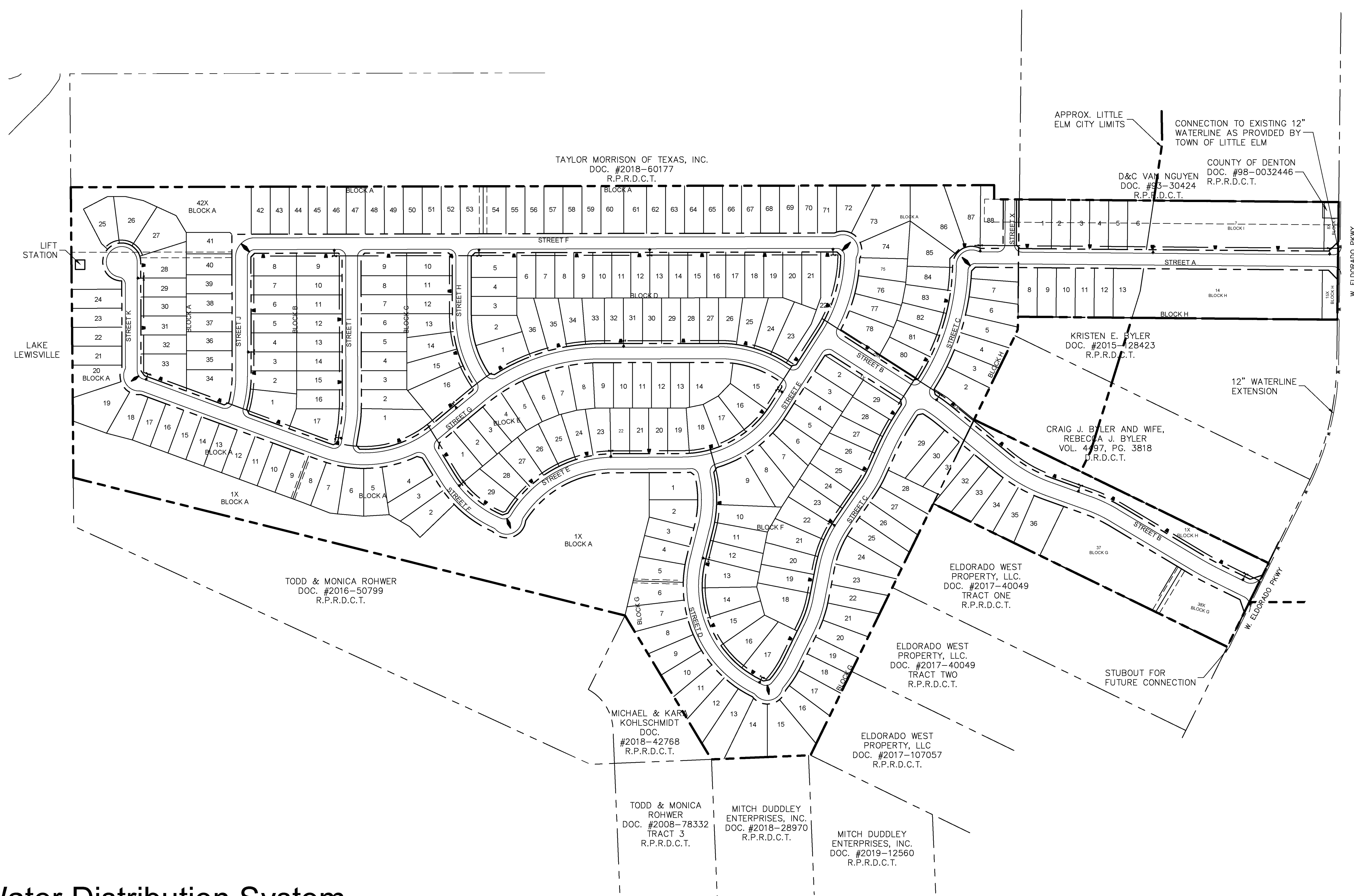


Exhibit 6 - Water Distribution System

Denton County Municipal

Utility District No. 15

Town of Little Elm, Texas
November 2020

DWG. NAME: K:\DAL_CIVIL\06646200-LAKEWOOD VILLAGE\CAD\MUD CREATION\PLANS\HEET 6\WATER EXHIBIT.DWG
LAST SAVED: 11/24/2020 10:00 AM

Kimley»Horn

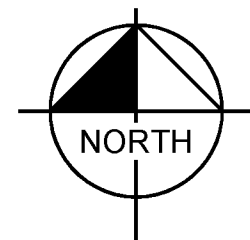
6160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND NOT BE USED FOR CONSTRUCTION WITHOUT THE BENEFIT OF A SURVEY OR CONTRACT DOCUMENTS.

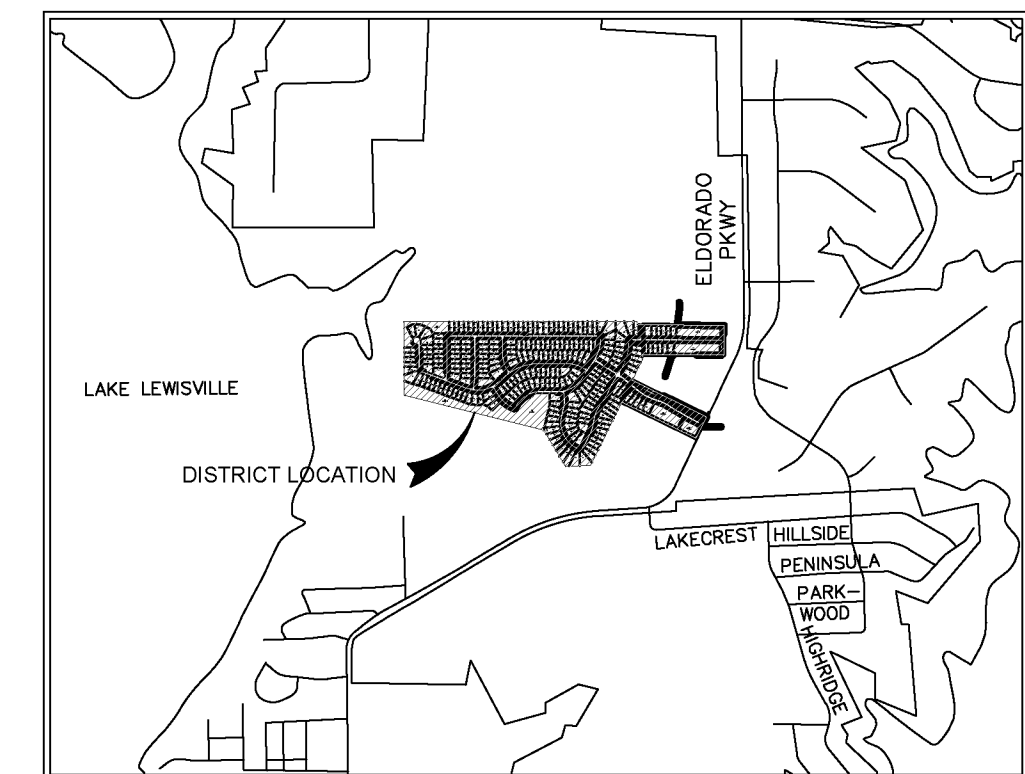
EXHIBIT 7

DENTON COUNTY MUNICIPAL UTILITY DISTRICT No 15

SANITARY SEWER SYSTEM



GRAPHIC SCALE IN FEET
0 75 150 300

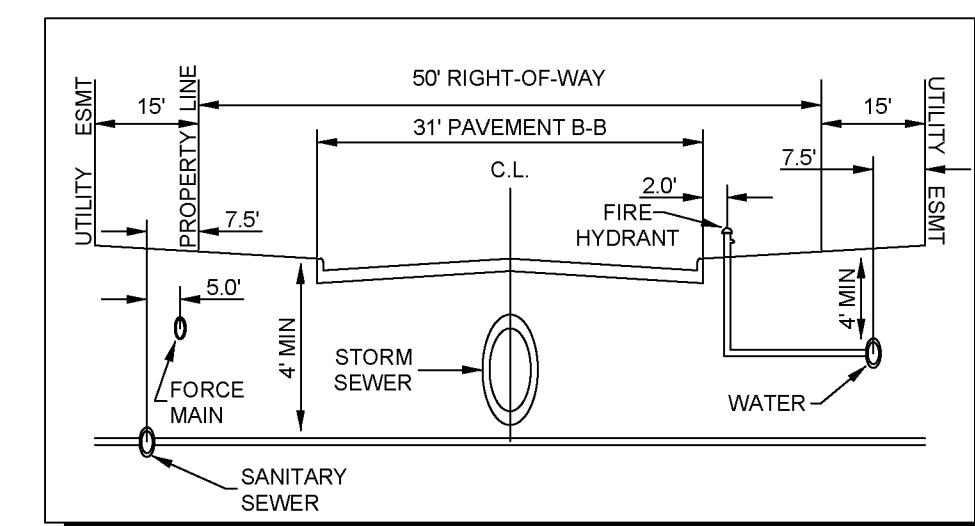


VICINITY MAP
SCALE: 1" = 2,000'

UTILITY LEGEND

---	PROPERTY LINE
---	PROPOSED SANITARY SEWER LINE
⊙	PROPOSED SANITARY SEWER MANHOLE
○	PROPOSED SANITARY SEWER CLEANOUT
---	PROPOSED FORCEMAIN

TYPICAL UTILITY LOCATION



NOTE

1. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.

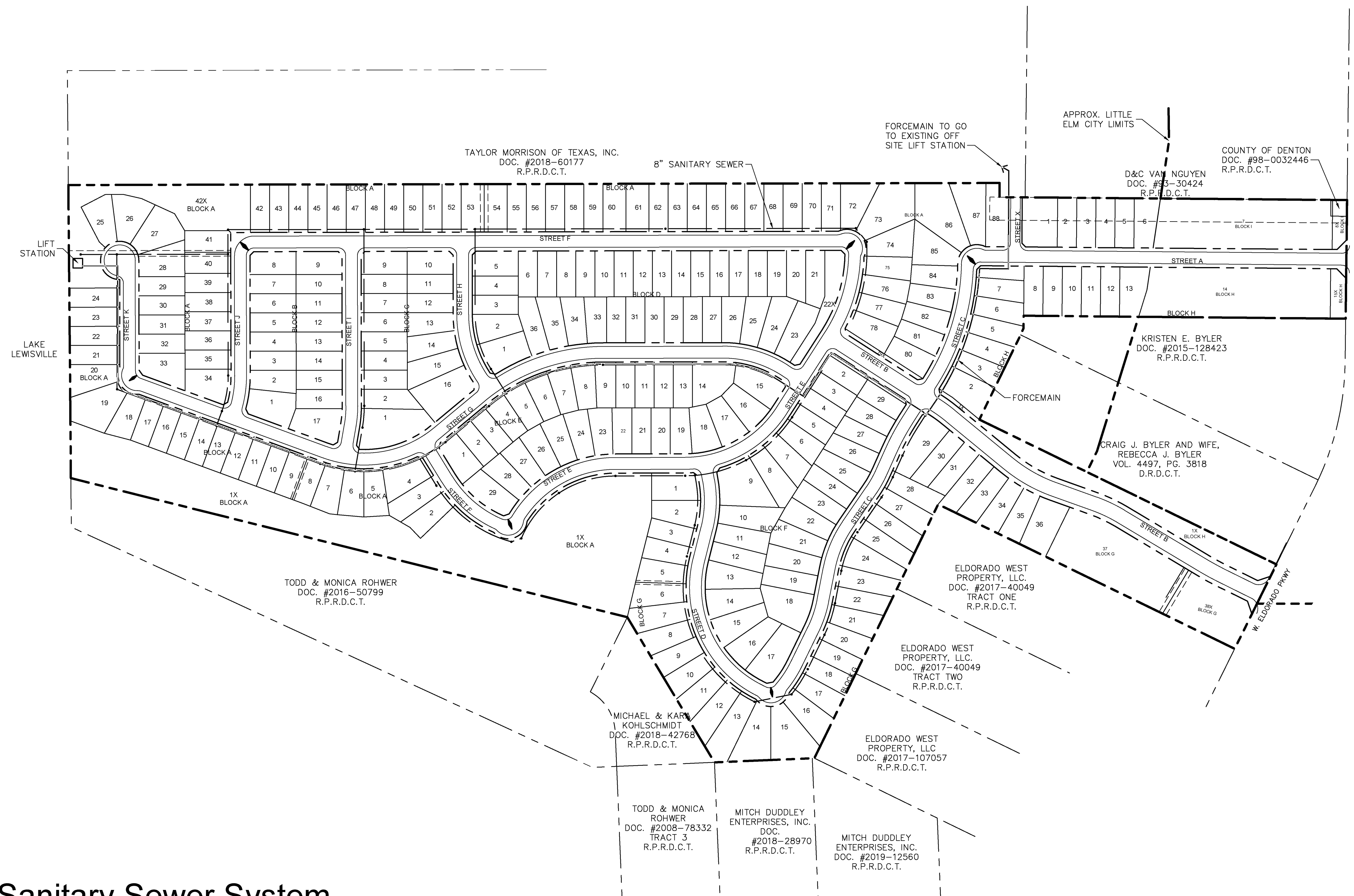


Exhibit 7 - Sanitary Sewer System Denton County Municipal Utility District No. 15

Town of Little Elm, Texas
November 2020

DWG. NAME: K:\DAL_CIVIL\06040200-LAKEWOOD VILLAGE\CAD\MUD CREATION\PLANS\SEWER EXHIBIT.DWG
LAST SAVED: 11/24/2020 9:55 AM

Kimley»Horn

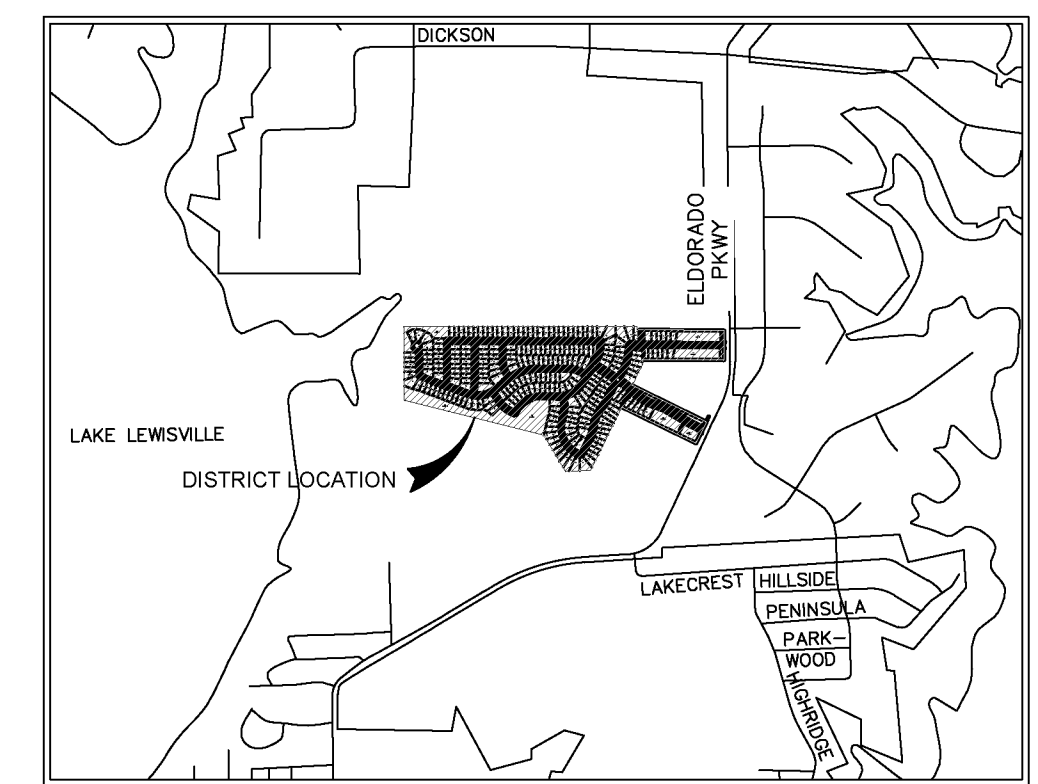
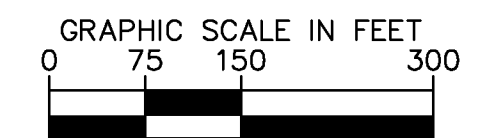
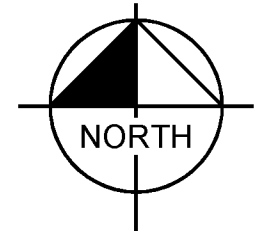
6160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND WAS PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTRACT. THE USER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN.

EXHIBIT 8

DENTON COUNTY MUNICIPAL UTILITY DISTRICT No 15

STORM SEWER SYSTEM



VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

X-1	AREA DESIGNATOR
9.9 ac	AREA IN ACRES
5.5 cfs	Q100 FLOW IN CFS
---	PROPERTY LINE
---	PROPOSED STORM DRAIN LINE
---	PROPOSED DRAINAGE DIVIDE
o	PROPOSED STORM DRAIN INLET
o	PROPOSED STORM DRAIN MANHOLE

TYPICAL UTILITY LOCATION

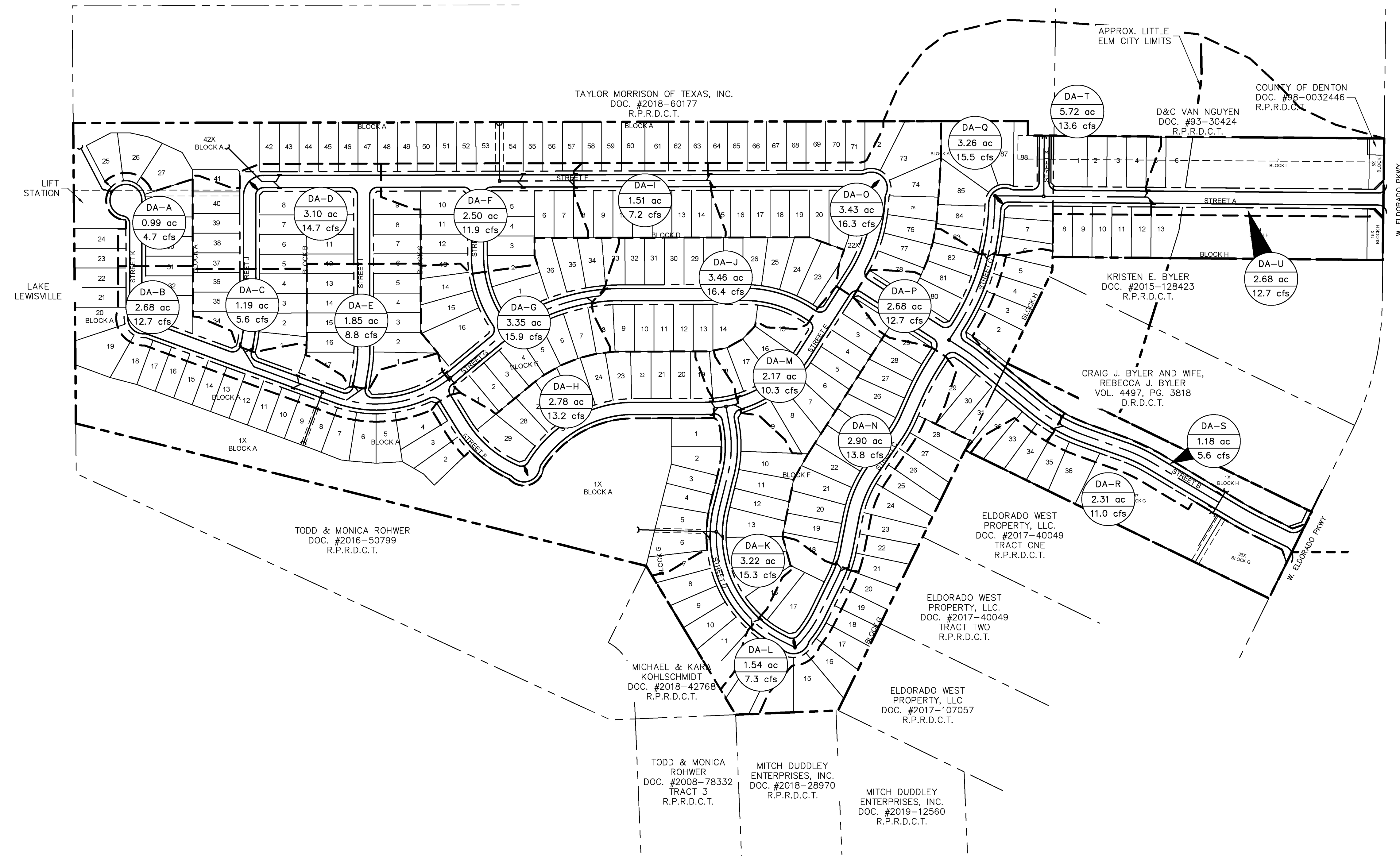
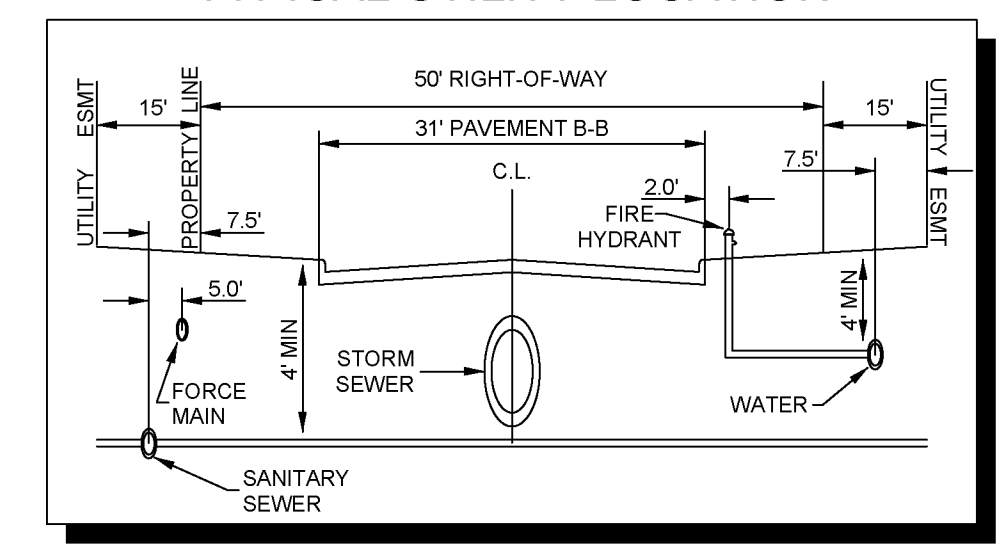


Exhibit 8 - Storm Sewer System Denton County Municipal Utility District No. 15

Town of Little Elm, Texas
November 2020

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LAST SAVED: 11/24/2020 9:47 AM

Kimley»Horn

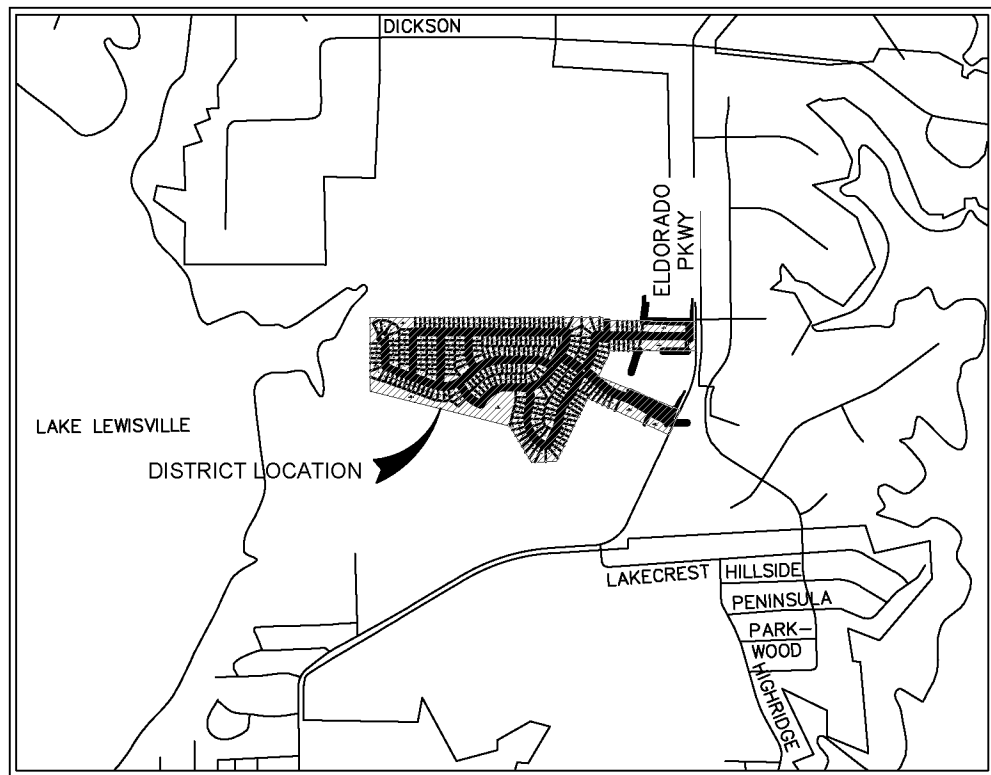
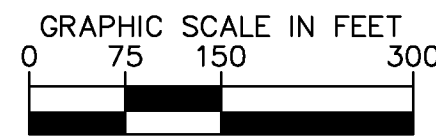
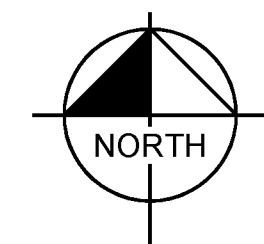
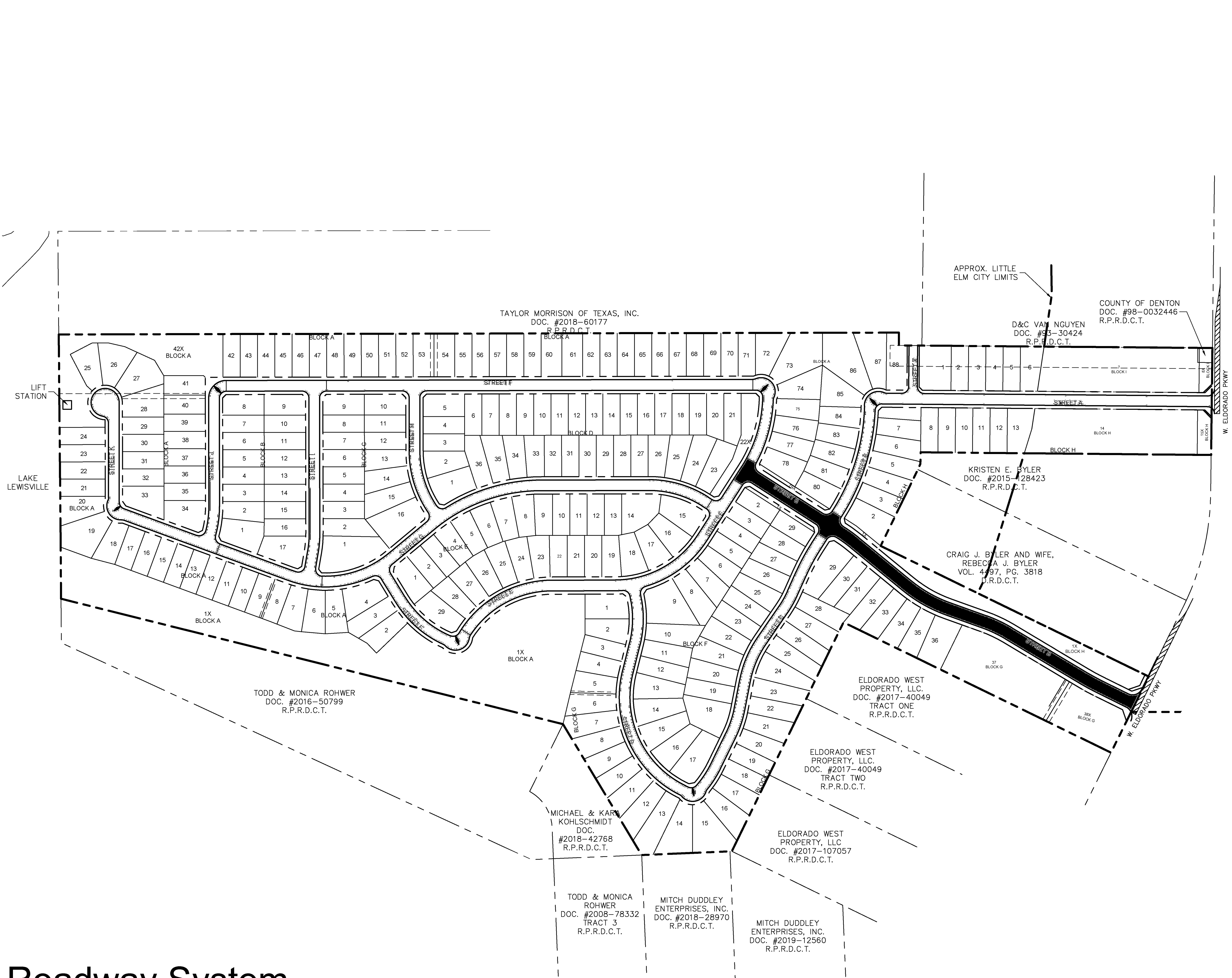
6160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE
BENEFIT OF A SURVEY OR CONTRACT. THE USER SHALL BE RESPONSIBLE FOR THE

EXHIBIT 9

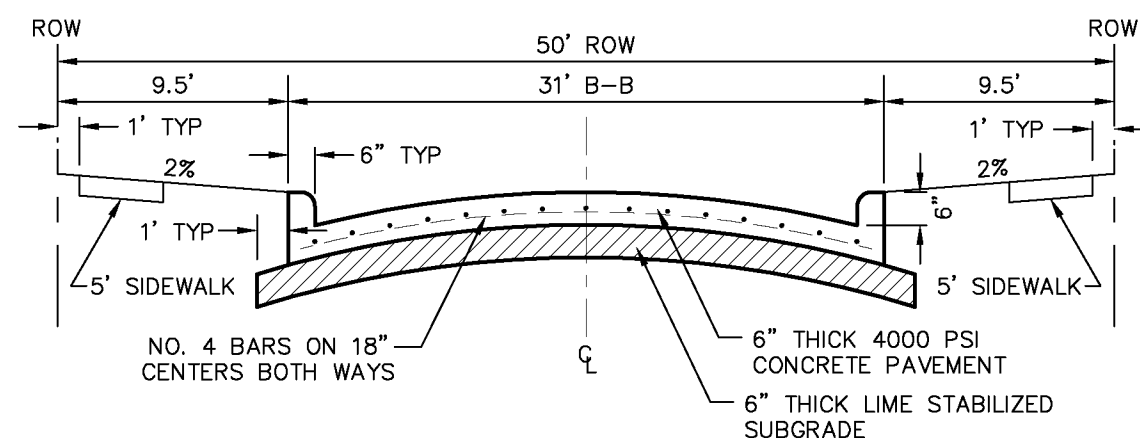
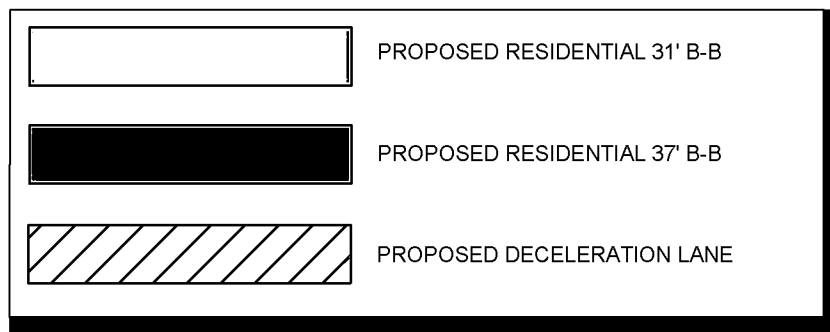
DENTON COUNTY MUNICIPAL UTILITY DISTRICT No 15

ROADWAY SYSTEM

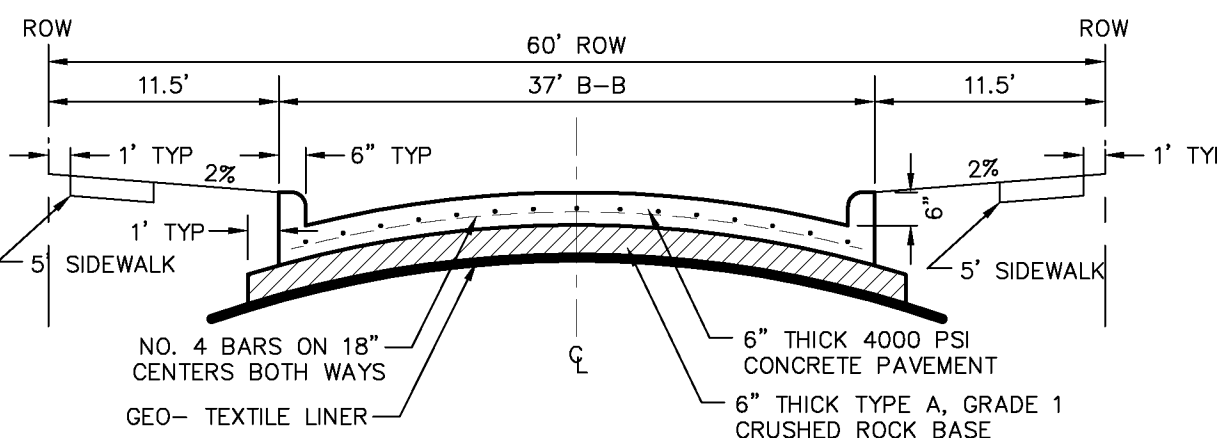


VICINITY MAP
SCALE: 1" = 2,000'

LEGEND



PARABOLIC STREET SECTION
NTS



TYPICAL STREET SECTION 37' B-B
NTS

Exhibit 9 - Roadway System Denton County Municipal Utility District No. 15

Town of Little Elm, Texas
November 2020

DWG NAME: K:\DAL_CIVIL\98648200-LAKEWOOD VILLAGE\CAD\MUD CREATION\PLANS\EXHIBIT 9-ROADWAY EXHIBIT.DWG
LAST SAVED: 11/24/2020 9:39 AM

Kimley»Horn

6160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND NOT BE PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTRACT WITH A LICENSED ENGINEER.

EXHIBIT 10

DENTON COUNTY MUNICIPAL UTILITY DISTRICT No 15

EXISTING FLOODPLAIN